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SEBASTOPOL GENERAL POLICIES PLAN

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in consultation with

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Revisions to 10/21/81

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INTRODUCTION

STATE LAW

The Sebastopol General Policies Plan, when combined with the technical report entitled "Sebastopol General Plan Studies—1980," satisfies the requirement of State law for a general plan. (California Government Code Section 65302.) The general policies plan is designed to consolidate the nine mandatory elements of the plan and three optional elements as permitted by Section 65302 of the Government Code. The format of the consolidated policies plan follows that recommended by the State Office of Planning and Research in Chapter VI of the adopted General Plan Guidelines.

PURPOSE

The Sebastopol General Plan is intended as the long-term guide to conservation, and sound, orderly growth and development of the Sebastopol Planning Area (See Map 1). The plan will serve as the basis for zoning and subdivision regulations, and for decisions on development applications. Furthermore the plan will provide a basis for decisions on private land use and the development of a community capital improvements program.

PLAN ORGANIZATION AND FORMAT

The Sebastopol General Plan is divided into two documents: The first document is entitled the "Sebastopol General Plan Studies" and serves as the technical basis of the second document; the "Sebastopol General Policies Plan." The State General Plan Guidelines require that each planning issue or element be addressed in three ways: data and analysis, policy, and implementation program.

The "Sebastopol General Plan Studies" is a compilation of technical reports prepared in the process of developing the policy plan. The technical reports contain the data and analysis of Sebastopol's planning issues. The reports were prepared by the planning consultant (John Roberto Associates) with the assistance of the Citizens Committee (Sebastopol General Plan Committee). The reports were prepared and circulated in draft, then corrected and revised.

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SEBASTOPOL GENERAL PLAN - 1980
SEBASTOPOL PLANNING AREA

MAP
1

PAGE
2

The technical reports consolidate general plan issues (elements) but address each issue in the detail required by law. The following matrix shows where each of the mandatory elements, plus the optional elements, of the general plan is discussed in the various reports contained in the technical document.

<u>Reports</u>	<u>General Plan Elements*</u>											
	<u>LU</u>	<u>C</u>	<u>H</u>	<u>OS</u>	<u>CO</u>	<u>SH</u>	<u>N</u>	<u>SS</u>	<u>S</u>	<u>PF</u>	<u>R</u>	<u>DT</u>
Envir. Resources, & Constr.to Dev.	x		x	x	x	x	x	x	x	x	x	
Public Services & Facilities	x		x								x	
Open Space & Rec.	x			x	x						x	
Transportation	x	x				x						x
Housing Data	x		x									
Comm.-Ind. Demand Study	x											x

*LU—Land Use, C—Circulation, H—Housing, OS—Open Space, CO—Conservation, SH—Scenic Highways, N—Noise, SS—Seismic Safety, S—Safety, PF—Public Facilities, R—Recreation, DT—Downtown

The findings of the technical reports combined with citizen input served as the basis for the preparation of the Sebastopol General Plan. The policy plan is organized by issues as provided for in State law, and recommended in the State's General Plan Guidelines. The plan contains Sebastopol's planning objectives and policies, and their related implementation program. The policies plan is internally consistent with no preference being given to one element of the plan over another. The following table is the key to the organization of issues in the policies plan.

<u>Issues</u>	<u>General Plan Elements*</u>											
	<u>LU</u>	<u>C</u>	<u>H</u>	<u>OS</u>	<u>CO</u>	<u>SH</u>	<u>N</u>	<u>SS</u>	<u>S</u>	<u>PF</u>	<u>R</u>	<u>DT</u>
Natural Resources	x			x	x						x	
Aesth., Cult. & Rec. Resources.	x					x					x	
Envir. Const. to Dev.	x			x	x		x	x	x			
Housing	x		x									
Land Use	x											
Circulation		x				x						x
Public Facilities & Services	x									x		
Downtown	x											x

*see legend for previous table

HOW TO USE THE PLAN

Sebastopol's intent with regard to private land use including conservation and development, and to the capacity of public facilities and services is expressed in the general plan in two ways. First the plan sets forth the basic objectives sought by the city under each planning issue. Second, there is a list of policy statements which describe the manner in which Sebastopol should go about achieving these objectives. Plan policies are presented as written statements and at times are supported by maps to help clarify the intent. Both the statements and the maps are complementary; the written policies establish the basic intent or approach to be taken, and the maps depict the intended spatial application of the written policies. It is important that both the text and maps be referred to when making future planning decisions.

CITIZEN PARTICIPATION

General Plan Committee

The Sebastopol City Council since the initiation of a work program to update the general plan has endeavored to involve the citizens of the community in the preparations of the plan. The council established a General Plan Committee and appointed to that committee citizens who were capable of representing the viewpoints of diverse interests groups within the community. The citizens committee worked and met among themselves, and with the planning consultant, to discuss the various planning issues facing the state and the community. The work program covered a period of approximately one year and resulted in the formulation of the Draft General Policies Plan.

The draft policy plan contained herein represents a consensus of the General Plan Committee and is their recommendation for adoption to the Sebastopol Planning Commission and City Council. There were individuals on the committee who differ in their opinion as to statements contained in the plan. However, the existing draft plan will serve as the basis for citizen review and comment. The final plan will not be adopted until the Planning Commission and City Council hold public hearings on the draft document.

Community Exposure

It was the opinion of the General Plan Committee that the public hearing process alone was not adequate to achieve the magnitude of citizen awareness and input they desired on the plan. Therefore the Committee set up a series of community workshops to familiarize members of the community with the plan. The intent of the workshops was to educate the people of Sebastopol as to the content of the plan, and to invite participation and comment at the public hearings on the draft plan.

Public Hearings

The City of Sebastopol will hold public hearings on the draft plan before both the Planning Commission and City Council. The purpose of the public hearings is to

receive comments on the plan. Once the public hearings are over the City Council will exercise its authority as to the final content of the plan. It is expected that the draft plan will be modified during the public hearing process. The final plan adopted by the City Council will become the official new General Plan for Sebastopol.

GENERAL PLAN ISSUES

GENERAL PLAN ASSUMPTIONS and GOALS

Presented below are the underlying bases for the overall general plan. Set forth initially are the assumptions regarding the future which have been used in the preparation of the plan. They are presented to help explain the intent and logic of the goals, objectives, and policies of the plan. The listing of assumptions is followed by the general plan's major goals.

Assumptions

- California will continue to experience growth higher than the national average and Sonoma County will continue to experience growth pressures through the year 2000.
- Water and sewer service as well as energy vital to projected growth will be provided in adequate quantities.
- ~~Most residents of Sebastopol will continue to work outside of the planning area, either in Santa Rosa or points south to San Francisco.~~ "Sebastopol to attract small industries to help make the community more self contained."
- New growth in Sonoma County will be directed toward established cities and communities, avoiding the creation of new cities or towns.
- Conservation of the agricultural land surrounding the planning areas is necessary to the agricultural economy of the county, and the assurance of an adequate food supply.
- Sebastopol will not grow beyond its established urban service area boundary through the year 2000.
- The automobile will continue to be the primary mode of transportation, but transit will account for an increasing percentage of intercity and intercounty trips through the year 2000.

Goals

The five major goals of the Sebastopol General Plan are:

1. Retain and enhance the quality of life and environment in the Sebastopol planning area by preserving the community's rural-agricultural setting and residential character.
2. Maintain and provide housing opportunities for all economic segments of the community, thereby enhancing the city's living environment and diversity of population.
3. Reduce automobile congestion by promoting other modes of transportation and providing alternatives to existing vehicle travel patterns.
4. Establish the historic downtown area as the commercial and cultural core of the community.
5. Manage future growth in order to ensure the orderly development of the city, the logical extension of urban services, the reduction of traffic congestion, preservation of the area's agricultural industry, and the protection of the city's natural resources and environmental setting.
6. Retain and support the self sufficiency of the community.

Rev. 5/19/81

ENVIRONMENTAL ISSUES

NATURAL RESOURCES

A. AIR RESOURCES

Sebastopol's climate is characterized by relatively mild wet winters and warm dry summers. Fog is common in the summer and winter months, and precipitation averages approximately 35 inches a year. Weather conditions are ideal for human habitation as well as agricultural production.

Sebastopol is located in the northern section of the San Francisco Air Basin. The entire basin has been classified by the Air Resources Board as an Air Quality Maintenance Area. Locally, air quality is good and clean and there are no major contaminant problems. Oxidants and carbon monoxide are the most prominent sources of local contaminants. These emissions are directly related to motorized vehicles and number of vehicle miles travelled. In addition, Sebastopol has some local minor stationary sources of air contaminants. These include emissions from service stations, laundries, and auto repairs, and the odors associated with dairy and chicken farming and the apple canning operation.

ISSUE: How to maintain the good, clean quality of local air.

Objective A1:

To reduce local sources of air contaminants, both stationary and secondary.

Policies:

- A1.1 Encourage land use patterns which reduce reliance on the automobile and minimize the length and number of vehicle trips.
- A1.2 Require the improvement of bicycle and pedestrian path systems in appropriate new development.
- A1.3 Support local and regional efforts to improve inter-city and inter-county transit service.
- A1.4 Encourage new industrial and commercial developments which would maintain the high quality of local air.
- A1.5 Support traffic plans which reduce congestion and improve local traffic flow.

Objective A2:

To protect sensitive receptors (schools, hospitals, convalescent homes, residences) from stationary and secondary sources of air contaminants.

Policies

- Deleted 5/19/81 A2.1 ~~Locate new residential development and other air sensitive land uses away from heavily traveled roadways and existing sources of air contaminants, including odors.~~
- A2.2 / Encourage residential, commercial, and industrial developments which maximize landscaping and limit the amount of building coverage and blacktopping.
- Revised 5/19/81 A2.3 2 Support traffic plans which divert vehicular traffic away from sensitive receptors, ~~and the community as a whole.~~
- A2.4 3 Applications or environmental impact reports for significant new land use or development proposals should include an analysis of the air quality impacts of the proposal.
- Revised 5/19/81 A2.5 4 Centralize ^{major} retail commercial development downtown and encourage foot traffic between stores.

B. WATER RESOURCES

Water resources in Sebastopol's planning area include both surface and groundwater. The primary surface water courses include the Laguna de Santa Rosa; Atascadero, Calder, and Zimpher Creeks. The Merced Formation which underlies the planning area and most of the surrounding region is a good aquifer and is a reliable source of groundwater. The Laguna de Santa Rosa and Atascadero Creek waters are used for agriculture and dairy farming. Calder and Zimpher Creeks are natural drainage channels, and part of Sebastopol's storm drainage system.

The underlying water table is the source of Sebastopol's municipal and industrial water. The city obtains water from the underlying aquifer through four deep wells (approximately 500 feet). The quality of water is good and there is no existing or projected overdraft problem. In fact, the groundwater within the greater Merced Formation is identified as a potential source of meeting regional water needs. Homes in the planning area which are on shallow private wells do have taste and odor problems with groundwater.

The groundwater recharge area is outside the boundaries of the planning area and is devoted primarily to agricultural and open space land uses. Rural uses in the recharge area should be continued to ensure continued recharge of the underlying water table.

In addition to an abundant supply of good quality groundwater the city has an excellent and more than adequate water storage and distribution system. The overall water collection, storage, and distribution system is adequate to meet the year 2000 projections for domestic, industrial, and firefighting water.

Sebastopol's only water resource problems are improving the quality of surface water especially in the Laguna de Santa Rosa and protecting the existing good quality of ground water. The water collection and distribution system will have to be expanded and improved.

ISSUE: Improving the quality of surface water and protecting the quality of ground-water.

Objective B1:

To reduce the amount and use of manmade contaminants which have the potential to enter the surface water system.

Policies:

- B1.1 Encourage farmers within and outside the planning area, and support regional efforts, to reduce the reliance on insecticides, and use other nontoxic chemical methods of pest control.
- B1.2 Require that vegetation and riprap be placed at storm drainage outlets to buffer and screen runoff pollutants (fuel, oil, etc.) from entering the Laguna and Atascadero Creek.

Objective B2:

where physically possible

Revised 5/19/81

To reduce the potential for soil erosion in existing and future development areas.

Policies:

- B2.1 Maintain existing vegetation cover in natural drainage courses as long as such cover does not significantly curtail flood control efforts.
- ~~B2.2 Grading activities should be limited to the dry season due to the high erosion potential of soils in the planning area.~~
- B2.2 ~~B2.3~~ Siltation controls shall be required during grading.
- B2.3 ~~B2.4~~ Immediately after grading, reseeding, planting, and other erosion control techniques shall be required for erosion control.
- B2.4 ~~B2.5~~ Future development in the hilly southwest sector of the planning area should give consideration to engineering techniques which reduce the rate of runoff during a storm, thereby reducing erosion potential.

Deleted
5/19/81

Objective B3:

To eliminate the potential contamination of surface water and groundwater from septic tank failures.

Policies:

- Revised 5/19/81
- B3.1 Require that new developments to be serviced by septic tanks, both inside and outside the city, comply with the lot size and other requirements of the ~~city and~~ county health departments.
 - B3.2 Provide sewer service to all developments within the city that have experienced septic tank failures or are likely to fail due to small lot size, inadequate percolation, etc.
 - B3.3 Residents and businesses within the unincorporated portions of the urban service area are expected to participate directly in efforts to resolve their sewage disposal problems.

ISSUE: Protection of surface waters and their environs.

Objective B4:

To protect the waters, and adjacent environs, of the Laguna de Santa Rosa and Atascadero Creek by assuring that adjacent land uses and future development plans are compatible therewith.

Policies:

- B4.1 Land use and development proposals adjacent to the Laguna de Santa Rosa and Atascadero Creek shall be set back from these waterways to ensure the protection of the water and adjacent environs.
- B4.2 Design plans for development proposals in these areas shall protect and enhance the biotic and visual qualities of these waterways.
- B4.3 Land uses and development proposals not found to be compatible with these waterways and their environs will not be allowed.

C. VEGETATION AND WILDLIFE RESOURCES

The city of Sebastopol is built on a low, hilly area where the flatlands of the Santa Rosa Plain on the east meet the rolling landscape of the Merced Hills on the west. Although surrounded on the north, west, and south by apple orchards, pasture, and rural settlements, and on the east by riparian woodland, and open grazed grasslands, the Sebastopol study area is largely developed with commercial and residential structures with a limited amount of natural vegetation and wildlife habitat left within its boundaries.

Habitats are usually defined on the basis of vegetation type, and four different habitat types have been classified in the Sebastopol Planning Area (Map 2).

The Laguna Riparian Grassland Complex is the most valuable and most sensitive habitat type in the planning area. Riparian grassland associated with the Laguna is the least disturbed and most natural of all the habitats in or surrounding the planning



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SEBASTOPOL GENERAL PLAN - 1980 BIOTIC HABITATS

- 1 RURAL RESIDENTIAL
- 2 URBAN RESIDENTIAL
- 3 URBAN
- 4 LAGUNA RIPARIAN-GRASSLAND COMPLEX

Not Site Specific

Source: Madrone Assoc.
1980

MAP
2

PAGE
13

area. The Laguna is an area of regional biological significance and has been designated a California Natural Area (1978). The Laguna and its environs are an important resource for waterfowl, a feeding area for killdeer, the common snipe, and migratory birds, and an important plant habitat.

The remaining three habitats are far less in value than the laguna. Areas classified as rural residential are transition zones between the more densely settled portion of the study area and the less populated orchard and pastureland, of the surrounding area. Rural residential habitats are characterized by scattered homesites on large lots and small farms with abundant native and introduced vegetation. The wildlife value of this habitat is moderately high.

Urban residential habitats have a greater density of development, a lower abundance of native vegetation, and their wildlife habitat value is limited. The urban habitat is characterized by commercial and densely developed residential areas with minimum vegetation, and there are few wildlife species, if any, in this area.

ISSUE: Protection, maintenance, and enhancement of the planning area's natural and humanmade habitats.

Objective C1:

To protect the Laguna Riparian Grassland Complex from further encroachment by uses which will significantly reduce its wildlife habitat value and associated vegetation.

Policies

- C1.1 No development, grading, filling, or removal or alteration of vegetation shall be allowed within the Laguna de Santa Rosa channel, ~~its associated riparian habitat, and adjacent marshlands. (Map 10)~~
- C1.2 Grasslands, agricultural, and previously filled lands within the Laguna Riparian Grassland Complex may be improved for recreation and sensitive forms of urban development.
- C1.3 Any urban development proposed for potentially developable lands within the Laguna Riparian Grassland Complex will be required to submit information on the potential biological impacts of such development.

Rev. 5/19/8
as defined
on page 10

Objective C2:

To protect Atascadero Creek and its environs from encroachment by urban development.

Policies

- C2.1 New development in the vicinity of Atascadero Creek shall be set back from the creek.
- C2.2 Encourage Sonoma County to take measures to protect those portions of the Atascadero Basin under their jurisdiction.

ISSUE: Protection of agricultural lands.

Objective C3:

To protect agricultural lands outside the Sebastopol Planning Area from encroaching urbanism.

Policies

- C3.1 The city of Sebastopol will not annex or extend urban services to agricultural lands outside of its adopted Urban Service Area Boundary.
- C3.2 To support efforts by Sonoma County to protect and preserve agricultural lands outside of the Sebastopol Planning Area.

Objective C4:

To encourage the maintenance of existing agricultural land within the eastern section of the Sebastopol Planning Area.

Policies:

- C4.1 Development plans for existing agricultural lands should incorporate existing agricultural features into their design.
- C4.2 Consider cluster development on existing agricultural lands.

ISSUE: Protection of significant and rare or endangered species

Objective C5:

To preserve land and water areas essential for the survival of significant and rare wildlife species.

Policies:

- C5.1 Areas of high diversity wildlife habitat, such as the Laguna de Santa Rosa, shall be preserved through a reduction in intensity and density of allowable development, by minimizing grading and replanting and encouraging cluster development. **"Sebastopol Meadowfoam" (*lemonthes venculans*) shall be protected.**
- C5.2 Along aquatic and riparian habitats the city will require an adequate water course setback applicable to roads, septic tanks, and structures. Uses incompatible with the wildlife habitats shall be prohibited.

D. GEOLOGY AND SOILS RESOURCES

Sebastopol's topography can best be described as a system of minor hills and ridges. The only exception is the flatlands of the alluvial plain formed by the Laguna de Santa Rosa. Elevations range from approximately 50 feet at the Laguna de Santa Rosa to 300 feet in the southwest portion of the planning area. The vast majority of the area is between elevation 100 and 200 feet.

The Franciscan Assemblage is the oldest rock unit in the planning area and consists of well-consolidated sedimentary, igneous and occasional metamorphic rocks. The older Franciscan deposits are overlain by the poorly consolidated sedimentary rocks of the Merced Formation (TM). These rocks underlie the majority of the planning area, with the exception of the younger alluvium deposits (Gal) found along the study area's eastern boundary.

Due to the area's geologic characteristics there are no rock, sand, or gravel resources of significant value to be found in the planning area.

The dominant soils in the Sebastopol Planning Area are the Goldridge, Sebastopol, and Blucher Series. These soils were formed in material derived from rocks of the Merced Formation. A relatively small portion of the planning area has prime agricultural soils. Even so, the more abundant Sebastopol and Goldridge soils can support vineyards and apple orchards.

ISSUE: Protection of soils resources

Objective D1:

To conserve prime agricultural soils for agricultural use and to protect other agricultural lands from encroaching urbanism.

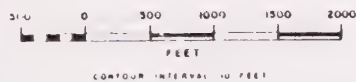
Policies: **Preserve those areas identified on Map 3 for intensive agricultural production, inside and outside the Sebastopol planning area in agricultural production.**


D1.1 ~~Preserve those soils most suitable for intensive agricultural production, inside and outside the Sebastopol Planning Area in agricultural production. (Map 3)~~ Rev. 5/17/8

D1.2 The city will not annex or extend urban services to lands outside the urban service area with prime agricultural soil, and now presently used for agricultural purposes.

E. ENERGY RESOURCES

Since the energy crisis of 1973 the American people have been confronted with continuing increases in the price of fuel interlaced with periods of fuel shortages. A



 UNDEVELOPED PRIME
AGRICULTURAL SOILS

Source: Soils Conservation Survey
Sonoma Co., 1972, &
as amended by Hogan
& Schoch, 1980



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SEBASTOPOL GENERAL PLAN - 1980
PRIME AGRICULTURAL SOILS

MAP
3

PAGE
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significant outcome of the trend of rising fuel costs is an awareness in people that the nation's resources are not limitless and that there is a definite need for energy conservation measures to be taken by all sectors of society.

Resolution of the energy problem will require a nationwide effort, and one city's energy conservation efforts will have a limited effect. However, Sebastopol's efforts could serve as an incentive for other small communities.

ISSUE: Energy conservation.

Objective E1:

To reduce the consumption of nonrenewable energy resources in the planning area through energy-conscious land use planning and physical development, innovations in transportation and community energy management.

Policies:

- E1.1 Encourage future residential growth within the planning area boundaries where there are supporting commercial, office, public service, and recreation activities.
- E1.2 Encourage a mixture of land uses in the area thereby reducing the need to travel outside the city for residential services and supporting activities.
- E1.3 To provide recreation areas and open space reserves to meet the daily needs of the planning area projected population.
- E1.4 Encourage building and residential developments which take advantage of solar energy by locating rooms to use the sun and shade at the appropriate times of the day and year.
- E1.5 To reduce the amount of automobile trips by encouraging the development of alternate transportation modes, including transit, bicycle, and pedestrian movement.
- E1.6 Encourage the use of energy conserving materials and practices in new construction and restoration.

Rev. 6-2-81

Objective E2: Encourage the search for and use of alternate energy resources.

F. NATURAL RESOURCE CONSERVATION PROGRAM

The recommendations contained herein were formulated with the intent of implementing objectives and policies of the foregoing section of the General Policies Plan.

Code Additions

1. Riparian Habitat Protection Ordinance

~~This ordinance would establish a riparian protection district as an overlay zone within the planning area. The ordinance would require the preservation and maintenance of valuable riparian habitat. Proposed developments within the zone would be required~~
Proposed developments within the Laguna-Riparian- Marshland complex as shown on 1 Map 2, page 13, may be required to submit a detailed biological report on the effect of their proposed development on riparian areas and their associated wildlife. Recommendations will also be required to ensure protection of these habitats.

Rev. 6/2/81

~~to submit detailed biologic reports on the effect of their proposed development on riparian areas and their associated wildlife. Recommendations will also be required to ensure protection of these habitats.~~

Protection

2. Creekside Combining District

Rev. 6/2/81

~~This district would establish a minimum creekside setback and no development, grading, or other type of construction would be allowed therein other than to improve public access to or the recreation potential of this area.~~

Support and maintenance of Council Policy for creekside protection will be required.

Rev. 6/2/81

3. Water Access Ordinance

~~The ordinance will provide for the protection of water quality and public access to water courses. This can be accomplished by requiring the dedication of easements along waterways, and improving linear parks within waterways and their adjacent environs.~~

It is the intent of the City to develop a linear park along the Laguna de Santa Rosa.

Rev. 6/2/81

4. Tree and Major Vegetation Removal Ordinance

Protection

Existing trees and major vegetation contribute significantly to Sebastopol and its rural-agricultural history. In order to ensure the preservation of this image it is recommended that an ordinance be adopted which identifies trees to be preserved, and establishes a permit procedure for removal of such trees or major groupings of vegetation.

Code Revisions

1. Subdivision Ordinance

The subdivision ordinance should be revised to provide for the dedication of land and easements along stream channels. In addition the grading provisions of the ordinance should be updated to require a grading permit for any land alteration that could have an effect on soil erosion or slope stability. ~~A cubic foot standard should be adopted as part of the permit process.~~

Rev. 6/2/81

2. Zoning Map

Existing zoning adjacent to the Laguna de Santa Rosa should be reviewed and revised to conform with the objectives of the General Policy Plan.

Direct Action Programs

1. Air Quality Analysis

The city should establish a policy of requiring air quality analysis of all new ^{major commercial and industrial} proposals ^{Rev. 6/2/81} which are potential fixed sources of air emissions, or those which will generate a large number of automobile trips. The analysis should contain reasonable recommendations for reducing emissions associated with those development proposals.

2. Energy Conservation Program

~~The city should appoint a committee to study various means of energy conservation and to report back on its findings. The information developed by the committee will serve as a basis for city ordinances to conserve energy, and as an informational pool for citizens who are interested in ways or reducing their energy consumption.~~ ^{Rev. 6/2/81} Encourage the City to participate with the County Energy Conservation Program and develop energy resources.

3. Elimination of Failing Septic Tanks

~~The city should study the feasibility of extending sewer service to existing developments with failing septic tanks within the city. A program to eliminate failing septic tanks should be implemented.~~ ^{Rev. 6/2/81} The City will cooperate with property owners to correct problems from failing septic tanks.

AESTHETIC, CULTURAL and RECREATION RESOURCES

G. AESTHETIC AND SCENIC RESOURCES

Aesthetics is a term used to describe the visual features which contribute to a community's image and character. In its broadest sense, Sebastopol's image encompasses all of the physical elements that make up the city and its natural setting. At this scale a community's aesthetics is an important factor in the comprehensive planning process because it deals with the visual qualities of the city as a whole, its relationship to the surrounding countryside, and the relationship among its parts. Members of the General Plan Committee believe Sebastopol's image to be a small town in a rural setting. The visual feature and scenic resources which contribute to the small town image include: the predominance of low rise, small scale buildings; meandering rural streets; natural drainage channels; varied topography, surrounding agricultural lands which encroach into existing urbanized areas; the presence of farm animals; existing

vegetation including trees, grasses, and riparian corridors; and a community size which allows people to recognize and interact with one another.

However, there are visual features existing in Sebastopol that do not lend themselves to the small town image envisioned by the General Plan Committee. Such features include but are not limited to heavy traffic on Main Street and Sebastopol-Bodega Avenues; large open unscreened parking areas in the vicinity of Healdsburg Avenue and North Main Street; and the hodgepodge of strip commercial, industrial, and residential development on South Main Street between Bodega Avenue and the planning area's southern boundary.

Sebastopol's image of a small town in a rural setting can be enhanced in a number of ways. The objectives and policies which follow are a synopsis of concepts and guidelines that can help to make the Sebastopol Planning Area a more visually attractive place to live, as well as to make the various parts of the city more recognizable and their purposes readily understood.

ISSUE: Establishment and maintenance of a community image.

Objective G1:

Retain and strengthen Sebastopol's form and image, emphasizing the city's particular "sense of place" and the visual relationship among its urbanized parts, agricultural lands, and open spaces.

Policies:

- G1.1 Retain existing agricultural and open space lands of the Santa Rosa Plain and other lands adjoining the planning area in order to discourage urban sprawl and to strengthen the visual separation between cities, and between city and countryside.
- G1.2 Reinforce the image of Sebastopol as a spatially compact community by providing design features which identify the primary north, south, east, and west roadway entrances to the city.
- G1.3 Relate building design, height, and placement to terrain and other natural features.
- G1.4 Encourage the design of buildings that are similar in scale and harmonize with the character of the surrounding area. Discourage project designs that build on a theme which is not in character with existing development.
- G1.5 No development shall be allowed east of the Laguna de Santa Rosa.

Objective G2:

Maintain and improve the overall appearance of Sebastopol.

Policies:

- Encourage the reduction of**
- G2.1 ~~Discourage~~ visual clutter along Main Street, Sebastopol and Petaluma Avenues, such as ~~that created by a proliferation of signs, billboards, and eccentrically designed or garishly painted buildings.~~
- G2.2 Encourage neighborhood improvement and rehabilitation of older structures to preserve a sense of the city's history, and to provide for a diversity of districts and architectural styles.
- G2.3 Beautify existing and new streets by encouraging the use of extensive landscaping, including street tree planting.
- G2.4 ~~Discourage the removal~~ of trees in new development areas.
Encourage the preservation

Rev. 6/2/81

through the use of the Downtown Portfolio, Sign Ordinance and Design Criteria.

Rev. 6/2/81

Objective G3:

Strengthen downtown as the visual as well as functional focus of Sebastopol.

Policies:

- G3.1 Continue implementing Council Policy No. 11-A to bring older buildings in the downtown into code conformance.
- G3.2 Continue to beautify downtown, as recommended in the Downtown Portfolio, to make it visually exciting and stimulating for the shopper.
- G3.3 Assure that downtown is designed for the convenience of the pedestrian as well as the motorist.

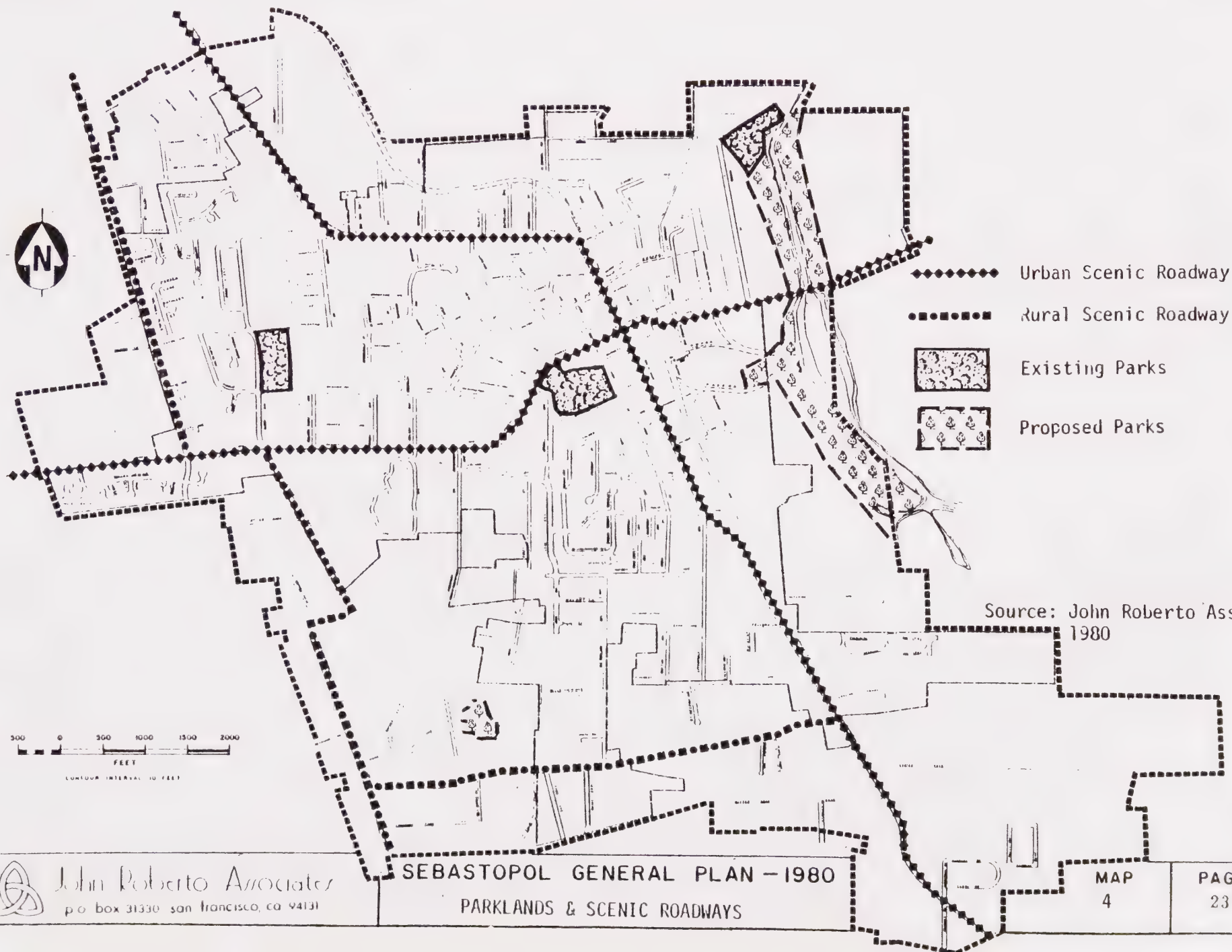
ISSUE: Identification and maintenance of scenic roadways.

Objective G4:

To protect and enhance the visual image of roadways within the Sebastopol Planning Area that provide a visual link to the city's past and its natural setting.

Policies:

- G4.1 The roadways shown on Map 4 are designated scenic roadways within the Sebastopol Planning Area.
- G4.2 Sebastopol will work with the County of Sonoma to protect and enhance the visual image of Highways 116 and 12 as urban scenic routes.
- G4.3 Sebastopol will request that the County include Pleasant Hill, Ragle, and Lynch roads as rural scenic roadways in the County General Plan.
- G4.4 New structures located on designated scenic roadways will be set back from the road and screened. Single-family homes that blend with the rural character of the roadway need not be screened.
- G4.5 Sebastopol will develop a comprehensive design plan which will set forth criteria and standards for development adjacent to urban and rural scenic roadways.



Source: John Roberto Assoc
1980



John Roberto Associates
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SEBASTOPOL GENERAL PLAN - 1980

PARKLANDS & SCENIC ROADWAYS

MAP
4

PAGE
23

ISSUE: Preservation of unique scenic resources

Objective G5:

To protect the visual features of the Laguna de Santa Rosa, and to protect and enhance visual access to the Laguna.

Policies:

- G5.1 All proposed developments adjacent to the Laguna will be reviewed Rev. 6/3/81
to ensure that they ~~do not disrupt the area's visual features or cur-~~
~~tail visual access to the Laguna.~~ **cause minimum disruptions to the**
area's visual features.

H. CULTURAL RESOURCES

The Sebastopol Planning Area is characterized by numerous geographic features which favor the occurrence of prehistoric cultural resources. The presence of gentle rolling hills, and major and intermittent waterways suggests an abundance of natural resources which would have attracted populations to the region during prehistoric times.

Archaeological records show that there are nine known archaeological sites within the Sebastopol Planning Area. One of the sites which was destroyed some 40 years ago may have been the ethnologically recorded village site of Batiklechawi. The entire planning area is highly sensitive in that there are potentially additional archaeological sites to be found. The most sensitive areas would be the relatively undisturbed rural lands which are adjacent to naturally occurring waterways.

The entire planning area is also laced with structures and features of regional historic significance. The Historic Preservation Program Section of the Sonoma County General Plan (1976) lists three such resources, and the Western Sonoma County Historical Society (N.D.) lists 39 historic resources within the study area boundaries. The California Inventory of Historic Resources identifies the Gold Ridge Farm on Bodega Avenue as an Historic Period Resource. As recently as May of 1980 the State Historical Resources Commission has registered the George A. Strout House, 253 Florence Avenue, as a State Historic Landmark.

The numerous known and recorded archaeological and historic resources located throughout the planning area are significant elements of the cultural history of the Sebastopol region, as they represent or contain information important to the understanding of past lifeways of that area. Therefore the management and preservation of these cultural resources should be an integral part of any long-range planning program for Sebastopol.

ISSUE: The preservation and restoration of archaeological and historic sites and features.

Objective H1:

To identify, protect, preserve, and restore historic features and archaeological sites in Sebastopol.

Policies:

continue to

- Rev. 6/9/81 H1.1 The Sebastopol Planning Department shall ~~establish and~~⁴ maintain an inventory of sites, buildings, and other features of archaeological or historic significance.
- Deleted 6/9/81 ~~H1.2 Require cultural resources evaluation of all site-specific environmental review studies, particularly for areas which have not been previously surveyed by a qualified archaeologist.~~
- Deleted 6/9/81 ~~H1.3 To develop a comprehensive program including zoning techniques, historic property contracts and easements, and other techniques to preserve and protect archaeological and historic resources.~~
- ~~H1.2~~
~~H1.4~~ To heighten public awareness as to the abundance and sensitivity of local archaeological and historic resources.
- Deleted 6/9/81 ~~H1.5 To notify local Native American organizations and the California College and University system of all archaeological investigations in the area, particularly if they involve the subsurface testing or excavation of archaeological deposits.~~
- Rev. 6/9/81 ~~H1.6 Special provisions will be developed to allow historic structures to be utilized for occupancy by residents or businesses rather than being demolished.~~
Use the State Historic Code to allow historic buildings of index level 1, 2, & 3, ~~H1.7~~
for code enforcement on ~~H1.4~~ ^{H1.3} Encourage the marking of historic sites and buildings to publicize their significance.
such structures.

I. RECREATION RESOURCES

There are at present three city parks, one county park, and four school sites which provide for the recreational needs of residents in the planning area. The three city parks are Ives Memorial, Brookhaven, and the Laguna Youth Parks. Together these parks total approximately 15 acres and offer a variety of recreation facilities. Ives Park is the main community park and contains a number of recreational facilities including a picnic area, basketball court (outdoor), baseball diamond, swimming pool, and children's play yard. The Laguna Youth Park is used by the Boy's Club and Sebastopol Little League. The school sites have additional facilities, including gymnasiums, baseball fields, and hard surface play areas.

Sebastopol's adopted standard for parks is 3 acres per 1000 population. At present the 15 acres of park lands meets the standard for the city's estimated 5000+ popula-

tion. However, if other residents outside the city limits, but in the planning area, are counted, there is a deficit in needed park land ranging from 3 to 6 acres.

At present the projected population for the Sebastopol Planning Area for the year 2000 is 9000 people. This means an additional 12 acres of park land by the year 2000 to meet the projected need.

Ragle Ranch Park is a 156 acre regional park site adjacent to the northwestern boundary of the planning area. While this park site has more than enough acreage to meet the future needs of Sebastopol's projected population, the park will be used by people throughout Sonoma County and may not at all times be available to meet the day-to-day recreation needs of the local population.

The purpose of the following park and recreation plan is to provide local community and neighborhood parks for Sebastopol residents. The park plan is based on the assumption that the quality of life in Sebastopol is enhanced greatly by a park system which adequately serves the recreational and open space needs of the community.

ISSUE: The provision of adequate park and recreation lands.

Objective I1:

To improve the condition and useability of existing park lands and facilities.

Policies:

I1.1 To improve and promote the use of existing parks, by continuing ongoing recreation program to meet the needs of all members of the community.

I1.2 To expand recreation activities at Brookhaven Park ~~to include picnicking.~~ Rev. 6/9/81

~~I1.3 To provide additional swimming facilities to augment those presently available at Ives Park. Additional facilities needed include a swimming pool and diving pool.~~ Deleted 6/9/81

Objective I2:

To develop new park sites to meet the needs of existing and future planning area residents.

Policies:

I2.1 Two new community parks should be developed within the planning area boundaries by the year 2000, one in the southwest sector of the planning area, the other in the southeast sector. (See Map 4 for potential park development areas.)

Rev. 6/9/81

- 12.2 Where appropriate, new single-family subdivisions, condominiums, and apartment developments shall ~~be required to~~ provide, improve, and maintain sites for miniparks. (Homeowners Association shall maintain the miniparks.)
- 12.3 To study the need and feasibility of developing small park sites within existing neighborhoods.
- 12.4 To prepare a plan for the development of a linear park along the Laguna de Santa Rosa within the planning area boundaries. The park plan could include facilities for passive recreation such as: bike and pedestrian paths, resting areas, and an ecological study area.
- 12.5 Encourage the restoration of the Burbank garden.
- 12.6 To work with the School District to increase public use of school facilities during off-school hours.
- 12.7 To prepare and adopt a 5-year goals to meet the needs of the existing and projected population of the city and planning area.

ISSUE: Development of a bicycle and pedestrian park system.

Objective I3:

To adopt and develop a master bicycle and pedestrian path system for the entire Sebastopol Planning Area.

Policies:

- 13.1 To assist Sonoma County in implementing the Cross-Country Bicycle Trail within the Sebastopol Planning Area (see Map 5).
- 13.2 The city's bike path and pedestrian system should provide access to and link open space and park areas.
- 13.3 The bike path system will be designed to serve as an intra-city transportation network linking commercial and residential areas, as well as designed for recreation use (see Map 5).
- 13.4 When feasible bike path and pedestrian systems should be improved on a separate right-of-way and not routed along the side of roadways, especially heavily traveled roadways.
- 13.5 The city encourages the development of safe pedestrian thoroughfares within existing and future public and private parking areas.

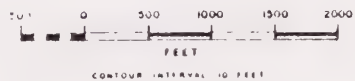
ISSUE: Teenage recreation facilities.

Objective I4:

To provide for existing and future recreation needs of teenagers.

Policies:

- 14.1 To allow the teenagers of Sebastopol to participate directly in the development of city recreational programs and facilities for teenagers.



CONTOUR INTERVAL 10 FEET

- ◆◆◆◆◆ REGIONAL BICYCLE ROUTE
- LOCAL BICYCLE ROUTE

Source: John Roberto Assoc.
& Sonoma Co.
Planning Dept.



John Roberto Associates
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SEBASTOPOL GENERAL PLAN - 1980
PROPOSED BICYCLE ROUTES

MAP
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ISSUE: Financing park acquisition and recreation facilities.

Objective I5:

To find additional sources and revenues to finance park land acquisition and the development of recreation facilities.

Policies:

- 15.1 To apply for state and federal grants to finance park land acquisition and facilities improvements.
- 15.2 To seek additional sources of local revenues for parks.
- 15.3 To encourage the development of parks and open space in all new residential and commercial developments.

J. IMPLEMENTATION PROGRAM

The implementation of the aesthetic, cultural, and recreation objectives and policies of the General Plan will require additions to the zoning code, further studies, and the adoption of an action program by the city.

Code Additions

1. Special Purpose Overlay Districts

The city should establish special overlay districts in those areas deemed to be extremely sensitive to new development. The objective of this ordinance is to provide a review procedure within these areas to ensure that new development is compatible with the goals, objectives, and policies of the General Plan. Applicants would be required to submit a preliminary and precise master plan for approval by the city. The city could then approve or deny the application based upon its conformance with the general plan.

2. Local Historical Preservation Ordinance

~~The Sebastopol area is rich in local history and prehistory. It is recommended that the city adopt a local historical preservation ordinance that would protect buildings and sites of local significance even though they are not on the state or national register. The ordinance would establish a committee responsible for identifying historic structures and sites, and would establish a procedure whereby a permit must be obtained before the building could be demolished or significantly altered in its architecture.~~

~~The City will continue to cooperate with the Western Sonoma County Historical Society and other historical preservation organizations to identify and protect buildings of local Significance.~~

Revised 6/9/8

3. Landscaping Standards Ordinance

for

Rev. 6/9/81

An ordinance should be adopted, which establishes minimum landscaping standards in industrial, commercial, and high/medium density residential districts.

4. Scenic Highways and Roadways Ordinance

Rev. 6/9/81

~~This ordinance would designate and protect significant or potentially significant scenic roads within the city limits. Review of development within each roadway corridor would be required based upon adopted criteria and standards.~~

Code Revisions The City should continue to beautify the City highways, particularly at the entrance to the City.

1. Lands within scenic roadway corridors should be reviewed as to their existing zoning. Zoned land found not to be compatible with the objectives and policies of the plan should be rezoned to a more compatible district.

Planning Studies

Rev. 6/9/81

1. Bicycle and Pedestrian Path Study

To cooperate
with the County
bicycle association
to develop a
bicycle plan for
Sebastopol.

~~The objective of this study would be to establish the exact rights-of-way needed for a bicycle pedestrian path system based upon bicycle and pedestrian circulation system shown on the general plan map. The study would establish standards for improvement and seek sources and methods of financing such a city-wide project.~~

2. Park Standards, Development, and Location Study

The Sebastopol City Council has adopted by resolution standards for park development within the city. It is recommended that these standards be reviewed and expanded to include standards for both community, neighborhood, and mini parks. The study would also identify recreation facilities compatible with each park.

Rev. 6/9/81

The general plan also recommends the development of ^{one} ~~two new~~ parks in the southern portion of the planning area and a Laguna Linear Park. Once the standards have been decided, steps should be taken to identify the exact location of these parks.

The final objective of the study would be seeking methods of financing park land, acquisition, improvement, and maintenance.

3. Community Design Plan

The general plan encourages the development of a community image, and recom- Deleted
mends review procedure to ensure compliance with the objectives of the plan. How- 6/9/81
ever, to make the plan work the city should establish an overall design plan for the
community to guide future decision making on applications for development approval.

Direct Action Programs

1. Recreation Programs

The city should continue and expand if possible its recreation program. The General Plan Committee found that there is a need for a parks improvement program; a recreation program for teenagers; and continuation of the existing program for the elderly.

2. Use of School Grounds for Recreation

The city should continue to work with the school districts to see if more programs can be developed whereby school recreation facilities are available for use during non-school hours.

3. Park Acquisition and Improvement Program

shall continue
The city ~~should establish~~ a program for park land acquisition and improvements, Rev. 6/9/81
thereby providing a guide for the use of collected subdivision fees, and a basis for discussion during yearly budget hearings.

ENVIRONMENTAL CONSTRAINTS TO DEVELOPMENT

K. GEOLOGIC AND SEISMIC HAZARD

The geologic and soils conditions of the Sebastopol Planning area place few constraints on urban development. Two types of non-seismically induced geologic hazards which have the potential to occur in the planning area include landslides and expansive soils.

Based on the slope stability analysis conducted by Michael Huffman of the California Division of Mines and Geology, the existing slopes in the Sebastopol area are relatively stable when compared with other slopes in Western Sonoma County. Mr. Huff-

man ranks the potential for slope failure based upon the inclination of slopes. Areas with slopes greater than fifteen percent are ranked as relatively less stable than those areas with an inclination of less than fifteen percent. However, the slope analysis is based on an interpretation of small-scale maps and therefore his conclusions are not site specific.

Soils in the Sebastopol area have a low to moderate shrink-swell potential. Generally those soils which underlie and border the Laguna de Santa Rosa and Atascadero Creek are more expansive than the rest of the soils in the planning area.

Although no faults lie within the boundaries of the planning area, Sebastopol has been rocked by earthquakes in the past and can expect similar earthquakes in the future. Earthquakes originating on the San Andreas and Healdsburg-Rodgers Creek faults can cause severe ground shaking in Sebastopol. Potential hazards associated with severe ground shaking include: liquefaction, landslides, differential settlement, and restricted flooding from water storage tank rupture. In addition, the ground shaking associated with a major earthquake could pose a life-safety problem to those higher occupancy structures which do not meet the earthquake provisions of the Uniform Building Code. However, Sebastopol has identified those structures in the city (Policy 11-A) which are potentially susceptible to damage or failure during a seismic event, and has initiated a program to reduce the potential risks associated with those structures.

ISSUE: The reduction of risks associated with geologic and seismic hazards.

Objective K1:

To reduce the potential for human injury and property damage, and to minimize economic and social dislocations which may result from earthquakes and other geologic hazards.

Policies: Support to state agencies

- | | | |
|---------------------------|-----------------|--|
| Rev. 6/9/81 | K1.1 | To [^] require the submission [^] of geologic and soils reports for new development based upon potential risks associated with the area and the type of occupancy proposed (see Map 6 and Table 1). |
| Deleted 6/9/81 | K1.2 | To encourage clustering of new residential development in moderate risk zones (Map 6—zone 2) thereby reducing the amount of disturbed land area. |
| Deleted 6/9/81 | K1.3 | Natural slopes should be maintained, and existing vegetation preserved especially in areas with a slope greater than 15%. When a change in natural grade or removal of existing vegetation is required, remedial measures are to be employed to restore or provide appropriate vegetative cover to stabilize slopes and reduce erosion. |



1
2
3
4

INCREASE
IN
SEISMIC
&
GEOLOGIC
RISK

Source: M. Huffman, Geology
for Planning in
Sonoma Co., 1974.



John Roberto Associates
p.o. box 31330 san francisco, ca 94131

SEBASTOPOL GENERAL PLAN - 1980
GEOLOGIC HAZARD ZONES

MAP
6

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TABLE 1

A. Current building code requirements must be met, as well as those of other existing State and local ordinances and regulations. Also, a preliminary geologic and soil engineering investigation should be made to determine whether or not the specific site is in the appropriate geo-seismic hazard zone.

B. In addition to the above, sufficient geologic, seismic, soil and structural engineering analysis must be available to determine structural suitability to the site in terms of proposed occupancy and intended use. It may be necessary to extend the investigations beyond the immediate confines of the proposed site in order to obtain the necessary data. Where faults are present, special investigations should be made to determine if setback requirements are necessary and, if so, the amount required.

C. In addition to the above, there must be:

1. Subsurface borings to evaluate liquefaction potential.
2. Foundation investigations to evaluate and estimate differential settlement potential.
3. Detailed fault and landslide investigations.

D. In addition to the above, analysis of dynamic ground and structural response such as a detailed analysis of any structures may be required.

Dangerous or unspecified uses shall be evaluated and assigned categories of investigation on an individual basis.

GEOLOGIC HAZARD ZONES MAP

ZONE

HIGH OCCUPANCY and CRITICAL USE

Including:

Hospitals and Related Care Centers
Schools
Auditoriums, Churches, and Theatres
Fire and Police Stations
Retail Stores and Personal Services
Professional Offices
Residential Development if:
more than 8 units or if 3 stories
or greater (Hotels, Motels, and
Mobile Home Parks and Apartments)
Gasoline Service Stations
Major Utilities
Communication Facilities

1

A

2

B

LOW OCCUPANCY

Including:

Residential Development if:
8 units or less, or if less than
3 stories (single family, duplex,
townhouse, row house, cluster)
Small Commercial (1 story)
Club Houses
Small Restaurants (max. of 30 seats)

B

A

MANUFACTURING—HIGH OCCUPANCY

Including:

Light and Heavy Manufacturing or
Assembling

B

A

MANUFACTURING LOW OCCUPANCY

Including:

Warehouses Distribution and Storage Areas

A

A

OPEN SPACE

Including:

Parks and Agricultural Land
Golf Courses
Marinas

A

A

Objective K2:

To reduce the risk to life safety associated with buildings posing a severe earthquake hazard.

Policies:

- K2.1 To continue implementing Council Policy 11-A, and institute similar programs in other areas of the city where existing structures pose a potential life safety hazard.
- K2.2 A structural inventory of critical, involuntary use, and high occupancy structures should be made to determine their potential response during a seismic event. Such structures include but are not limited to hospitals, schools (public and private), convalescent homes, apartment houses, theaters, etc.
- K2.3 Standards established by the current Uniform Building Code should be adhered to; additional standards may be imposed by the City given the nature of the proposed use and the potential hazards associated with the site and building.

Objective K3:

To ensure that facilities whose functioning is essential during an emergency are so located and designed that they will continue to function in the event of a natural disaster.

Policies

- K3.1 Future sites of public buildings, critical use buildings, and involuntary use buildings should be in areas of low environmental hazard.
- K3.2 Critical facilities in the Sebastopol Planning Area should be designed and constructed to withstand the "maximum probable" earthquake and remain in service.
- K3.3 The structural integrity of all existing critical facilities in the city will be reviewed and those facilities found unsatisfactory will be strengthened.
- K3.4 In those instances in which roads or utility lines must cross potential landslide areas, special design and construction techniques shall be required to assure their useability during and after a natural disaster.

Deleted 6/9/81

L. FLOOD HAZARDS

The Laguna de Santa Rosa is the main flooding source in the Sebastopol Planning Area. The waterway flows northwesterly along the eastern section of the city to its confluence with the Russian River. During heavy winter storms, flooding occurs in the vicinity of Sebastopol. The floods result from ponding of the water in the area due to the mild gradient of the Santa Rosa Plain. On some occasions, the flood level is increased due to backups resulting from flooding of the Russian River. Additional flooding problems in Sebastopol include Atascadero, Calder, and Zimpher creeks.

ISSUE: Reduction of potential flooding hazards.

Objective L1:

To protect the community from danger to life and property caused by flooding.

Policies:

- L1.1 All new developments in the city should be designed to minimize vegetation removal, soils compaction, and site coverage.
- L1.2 To allow development within the 100-year floodplain which is consistent with the city's adopted Flood Damage Prevention Ordinance.
- L1.3 To inform the citizens of the community of existing and potential flooding problems.
- L1.4 To improve the city's storm drainage system to handle existing and projected runoff.
- L1.5 To prepare evacuation plans for flood-prone areas and distribute information to affected residents, businesses, and property owners.

ISSUE: Development in the flood zone.

Objective L2:

To ensure that facilities needed to function in a natural disaster are not located in the floodplain.

Policies:

- L2.1 Facilities designated as "critical" in the emergency preparedness plan shall not be located in the 100-year floodplain.

M. FIRE HAZARDS

Fire hazards in the Sebastopol area include urban and grassland fires. There are no wildfire hazards now that Swain Woods has been developed. ← ?

The City of Sebastopol's Fire Department is an all volunteer fire department with the exception of the chief. At present the Fire Department has a Class 5 rating due to the nature of the fire environment and its outstanding Class 2 water system.

Fires in Sebastopol are not a frequent occurrence. However, this does not preclude the need for improvements to reduce fire hazards.

ISSUE: Fire protection and suppression.

Objective M1:

To maintain a level of fire protection which is necessary to protect local residents and businesses and their property at a reasonable cost.

Policies:

- M1.1 To control fires which occur and to rescue persons endangered by fire, by maintaining a well-trained and equipped volunteer fire-fighting force.
- M1.2 To increase the size of the volunteer force as the population of the city increases.

Objective M2:

To reduce potential fire hazards and problems within the city's existing and future fire environment by adopting those codes and ordinances necessary to protect the lives and property of residents of Sebastopol.

Policies:

- M2.1 To study, prepare, and approve a master plan for through streets designed to improve emergency vehicle access and reduce response times.
- M2.2 Continue to provide for a looped water-main system.
- M2.3 Provide adequate fireflow to existing and proposed new developments.
- M2.4 Utilize fire-retardant materials on roofs of residential structures, other than single-family detached structures, and discourage the use of exterior building materials that contribute to the spread of fire.
- M2.5 Continue the enforcement of the city's sprinkler ordinance and weed-abatement program.
- M2.6 Continue to adopt and apply changes in the Uniform Building Code concerning fire-prevention measures.
- M2.7 Require the installation of smoke alarm systems in all new development, and at the time of sale of existing buildings.

N. NOISE HAZARDS

Noise by definition is any unwanted sound, and may be considered as having an adverse effect on the quality of life within a community. The primary purpose of taking noise into consideration in a community's general plan is to develop a program to protect people from the detrimental impacts of noise.

Noise is more than a nuisance. It constitutes a real and present danger to people's health. The state requires that noise standards and regulations adopted by a community take into consideration the effects of noise on hearing loss and its interference with human activities.

Techniques for reducing the existing and projected effects of noise are of two types: administrative techniques which can be used by local government to require or encourage improved noise compatibility, and the physical methods which are available to architects, developers, and builders for achieving the desired noise impact reduction.

Studies on hearing impairment found that to protect 100 percent of the people from hearing loss, a person should not be exposed to an intensity of 73 dBs for an eight-hour period or to an intensity of 70 dBs for a twenty-four-hour period. Prevention against activity interference requires identification of the sound level which would protect sentence intelligibility and guard against community reaction to adverse noise levels. Within the home 45 dB is required in order to provide for 100 percent intelligibility of speech sounds. In order to maintain 45 dB indoors the dB reading outside cannot exceed 60 dB. Since the level of background noise is less at night, the outdoor sound level should not exceed 55 dB.

The major sources of noise affecting Sebastopol are automobile traffic on the city's major roadways, the typical noises associated with residential and commercial activity, and air traffic patterns associated with Sonoma County's airport expansion.

Technical Report No. 1 of the Sebastopol General Plan studies goes into detail about the various noise sources in the planning area and recommends methods of mitigating existing noise problems and regulating land uses in the future to avoid noise problems.

Map 7 shows those areas of the city presently within the outdoor 60 dB intensity level, and the year 2000 projection. A community noise exposure inventory found that an estimated 449 single-family residences, 56 multiple-family residences, and 199 commercial enterprises were within the 60 dB intensity level as shown on Map 7.

The year 2000 projection for roadway noise shows an actual reduction in the number of residential units exposed to noise hazards. This more than likely is a situation where a reduction in noise results from increased roadway congestion and improved control over vehicular noise emissions. The most sensitive receptors within the potential noise hazard area are the community hospital and convalescent home on Petaluma Avenue.

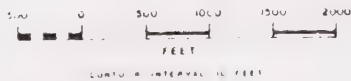
ISSUE: Establishing a community noise standard.

Objective N1:

To establish noise standards which protect public health, welfare, and safety, and which enhance the rural residential atmosphere of Sebastopol.

Policies:

- | | | |
|------|---|--------------------|
| N1.1 | The city will adopt by ordinance noise standards for all land uses within the community. | Deleted
6/16/81 |
|------|---|--------------------|



— 60 dBA Contour-1973
- - - 60 dBA Contour-2000 Projected

Source: Sonoma Co. Planning
Dept. 1973



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SEBASTOPOL GENERAL PLAN - 1980
NOISE EXPOSURE

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- ~~N1.1N1+2~~ Standards for noise-sensitive receptors will take into consideration the recommendations made by the State Department of Health and the Environmental Protection Agency.

ISSUE: Reducing exposure from existing noise sources.

Objective N2:

To reduce the noise level on roadways which adversely impact residences and other sensitive receptors.

Policies:

- N2.1 To enforce the California Vehicle Code muffler regulations.
- N2.2 To route truck and other heavy vehicular traffic away from residential areas and sensitive receptors.
- N2.3 To encourage the installation of landscaping along major roadways to reduce the effects of noise on adjacent properties.
- N2.4 To protect existing residential areas and other sensitive noise receptors that are deemed acceptable in terms of noise.

ISSUE: Achieving noise-compatible land use.

Objective N3:

To adopt a land use and circulation plan which takes into consideration existing and projected noise exposure contours.

Policies:

- N3.1 Residential development proposed for existing and planned arterial and collector streets shall be oriented away from the roadway to protect both indoor and outdoor living areas.
- N3.2 Encourage careful site planning to orient windows, primary living areas, and outdoor living areas away from unacceptable noise exposure, and to make acoustical site planning review a major function of the design review process.

ISSUE: Air traffic noise.

Objective N4:

To review plans for the expansion of the Sonoma County Airport and the Santa Rosa Air Center to ensure that they do not adversely affect the Sebastopol Planning Area.

Policies:

- N4.1 Support state and federal legislation designed to reduce the noise output of private and commercial aircraft.
- N4.2 All take-off and landing patterns for the Sonoma County Airport and Santa Rosa Air Center should be directed away from the Sebastopol Planning Area.

O. ENVIRONMENTAL HAZARD AND RISK REDUCTION PROGRAM

The recommendations contained in the Hazard and Risk Reduction Program are based upon the discussion of environmental constraints to development and the city's objective and policies concerning them. The program suggests ways in which objectives can be realized through actions on the city's part. In preparing the program described herein, the ability and practicality to effect them has been considered.

Code Additions

Rev. 6/16/81

~~1. Floodplain Combining District~~

~~Certain areas and properties in the City of Sebastopol are subject to inundation and flooding, and land use regulations should be developed to protect persons and properties from the hazards of development in these areas. The ordinance would regulate the type and uses allowed within the combining district and establish a use permit procedure to assure review of proposed projects in the area and their compliance with the city's planning objectives.~~ City will continue to enforce the existing floodplain ordinance.

Rev. 6/16/81

2. Noise Ordinance

The

~~In developing a noise ordinance, the city will establish the maximum acceptable noise levels for both interior and exterior sources for various land uses within the city. The ordinance should establish a procedure for assessing noise levels and enforcement of adopted noise standards. Buildings within noise sensitive areas should be designed to maintain an acceptable interior ambient noise level. This latter provisions should apply to existing and future buildings.~~

Rev. 6/16/81

3. Noise Reduction Combining District

The primary source of noise in Sebastopol is vehicular traffic. ~~A noise reduction combining district could be established covering these properties adjacent to existing and planned arterial and collector streets. The District would establish additional standards for site planning and construction. The standard would be designed to reduce the impact of noise on new development. Standards could include the planting~~ The City will establish the maximum acceptable noise levels for Noise Sensitive Receptors. Standards could include the planting of vegetation barriers between road and development; orient living and sleeping areas of homes away from the street and eliminate windows on walls adjacent to the street.

~~of vegetation barriers between the road and development. Orient living and sleeping areas of homes away from the street and eliminate windows on walks adjacent to the street.~~

4. Slope development Regulations Ordinance

~~Sloping land in the City of Sebastopol presents additional problems and development opportunities than does flat land. The city shall continue to regulate development on slopes greater than 15% in order to preserve significant features of hillside land by maintaining portions in their natural state, to minimize grading, cut, and fill operations; and to reduce runoff and soil erosion.~~

Rev. 6/16/81

Review Procedures

1. Risk Evaluation Procedure

continue the Environmental Review Committee

The City of Sebastopol should ~~adopt a formal~~ procedure for evaluating the fire, flood, geologic, and seismic hazards associated with new development in the planning area. Factors which must be considered in evaluating the nature of risk associated with a proposed project include (1) the environmental constraints associated with the site; (2) the ability of the proposed structure to withstand the environmental constraints of the location; and (3) the sensitivity of the proposed land use and occupancy of the structure to the potential environmental constraints. ~~A risk evaluation methodology based on the information contained in Technical Report #1, is presented in Appendix A.~~

Rev. 6/16/81

Direct Action Programs

1. Routing of Truck and Heavy Equipment Traffic

shall continue to enforce ordinance

~~Sebastopol should study and adopt a roadway route for trucks and heavy equipment, particularly those vehicles transporting dangerous and hazardous material. The routing network should be designed to reduce noise impacts on residential areas and other sensitive receptors.~~

Rev. 6/16/81

2. Council Policy 11-A

Sebastopol should continue implementing Council Policy 11-A and should expand the program to include other high occupancy potentially hazardous buildings outside the downtown area.

3. Use of Environmental Impact Reports

Environmental Impact Reports and initial studies are valuable documents because of the detail of information they contain. Individuals or firms contracted to prepare these reports can be directed to organize and analyze the data based upon the city's adopted policy plan. The completed reports will contain information which will aid the city in determining the compatibility of a development proposal with the adopted General Plan.

DEVELOPMENT ISSUES

LAND USE

A. INTRODUCTION

The land use section is the broadest in scope and most comprehensive element of the general plan. The objectives and policies contained herein were the last to be formulated, and reflect the general policy direction contained in all the other sections of the plan. As a result the land use element by design brings together the array of thought and direction contained throughout the plan into a consistent and harmonious statement.

The intent of the land use section is to match the natural resource, environmental constraints, and recreation and open space policies of the plan with the urban land needs derived from the population, housing, circulation, and economic objectives of the plan.

The land use element defines, and shows graphically the general spatial distribution of all uses of land within the Sebastopol Planning Area. Furthermore, the land use section stipulates the density and intensity of development for all the land area covered by the plan.

B. EXISTING LAND USE

The Sebastopol Planning Area contains approximately 1800 acres of land. The most predominant use of land is housing which accounts for 55.5 percent of the total land area. Rural, agricultural, and vacant land uses are second with 31 percent. Commercial, office, and industrial uses make up the smallest portion of land use with 6 percent of the total. The remainder of the land is used for public facilities and parks (7 percent).

Houses in Sebastopol are primarily single family detached units although there are scattered multifamily, townhouse, and duplex units throughout the area within the present city limits. Condominium development is on the rise, and is expected to increase in the future.

The central business district over the past few years has been experiencing a revitalization. Some old buildings have been demolished and replaced and others rehabilitated. New businesses have entered the downtown; however, there has been a lack of new retail business entering the area, primarily due to competition of commercial space outside the downtown and in Santa Rosa.

At present the highest rate of future growth is expected in the housing area. New residential support services are anticipated to occur, but the downtown area is expected to remain as is unless a special effort is made by the city and the merchants to bring about its revitalization.

It is anticipated that by the year 2000 most of the rural, agricultural, and vacant land within the planning area will convert to residential type uses. The density and form of development will vary based upon the environmental constraints to development, and the city's preservation and development policies. Lands available for new development are shown on Map 8). Additionally, existing residential areas adjacent to the downtown and along Bodega Avenue and portions of Highway 116 are expected to increase housing opportunities through intensification. Higher densities are needed in these areas if the city is expected to achieve its long-term housing goals.

C. LAND USE CATEGORIES

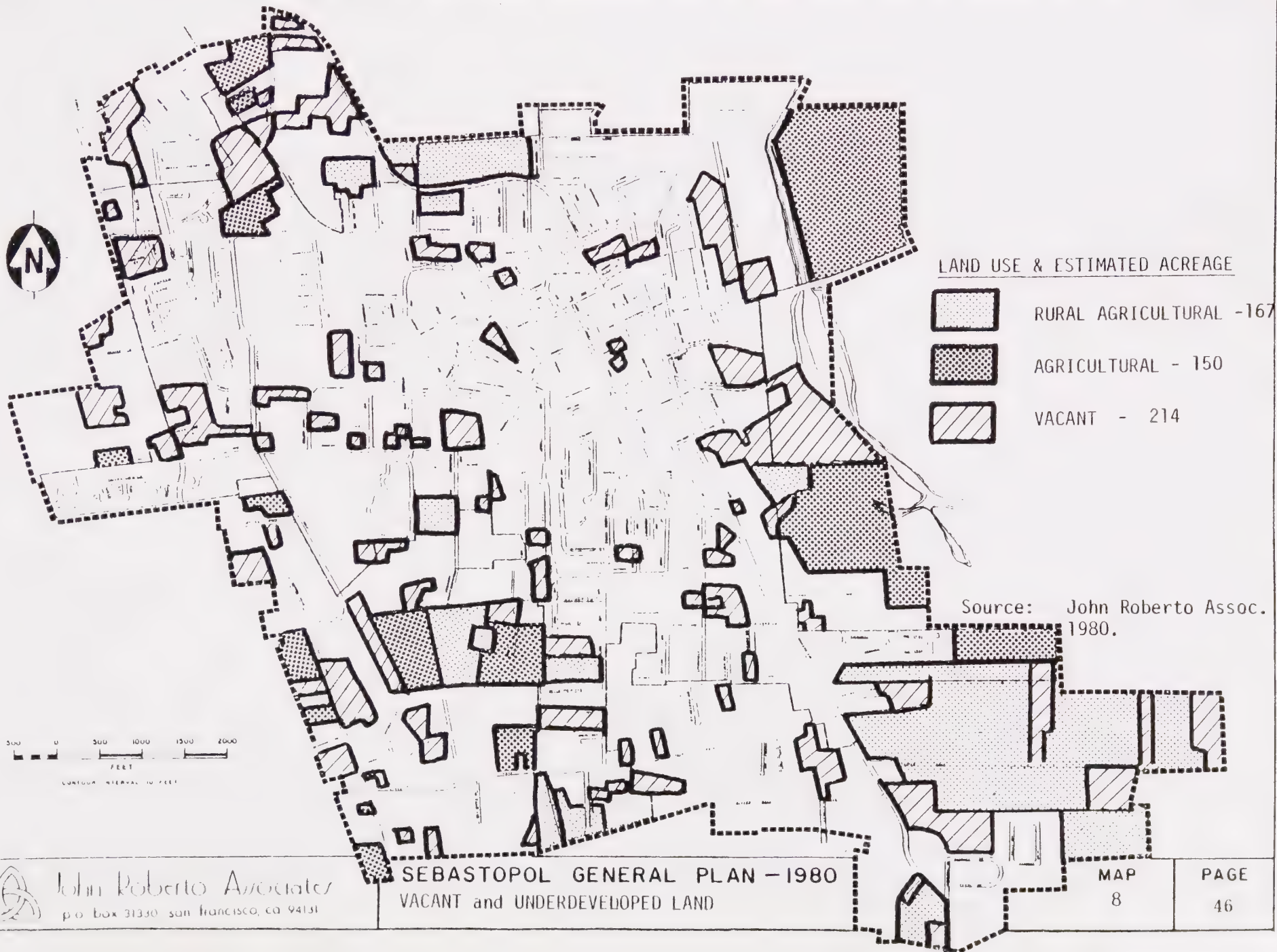
Listed below are six basic land uses, followed by a description of the type, density, and intensity of land use expected therein. The descriptions also contain some of the basis for their relative location within the planning area, and the objectives which each category is expected to achieve. Map 9 shows the planned distribution of general land uses within the planning area.

Each residential land use category includes a density range. Density ranges are given in units per gross acre. The actual number of units permitted for any given development with the category will be dependent upon the environmental constraints of the site, and the housing objectives to be achieved.

1. Residential

• Very Low Density (0-.5 units/gross acre)

This category represents areas within the planning area where relative environmental constraints are the greatest and prime agricultural soils are most abundant. Development in these areas expected to be single-family homes on large lots, with some

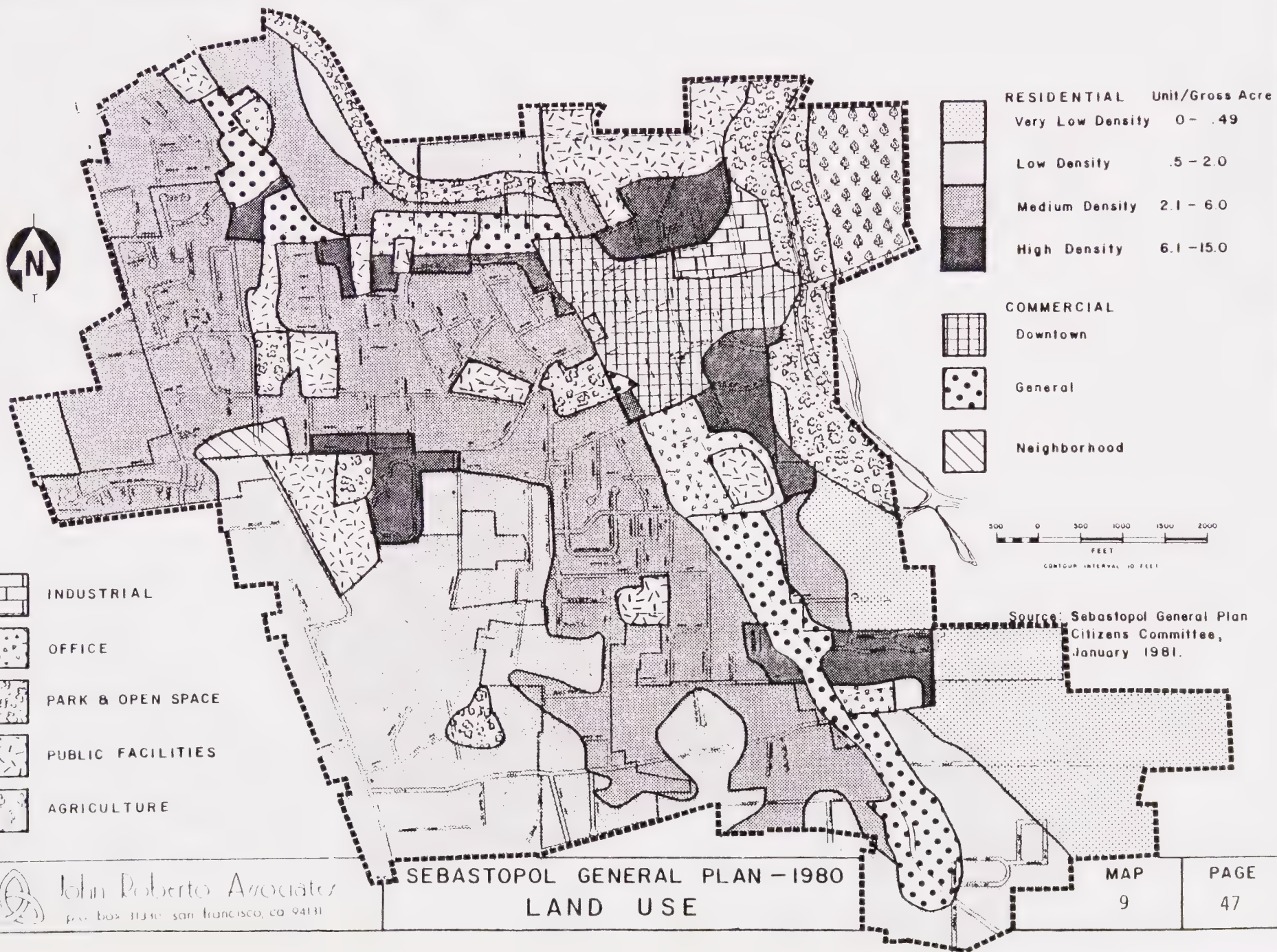


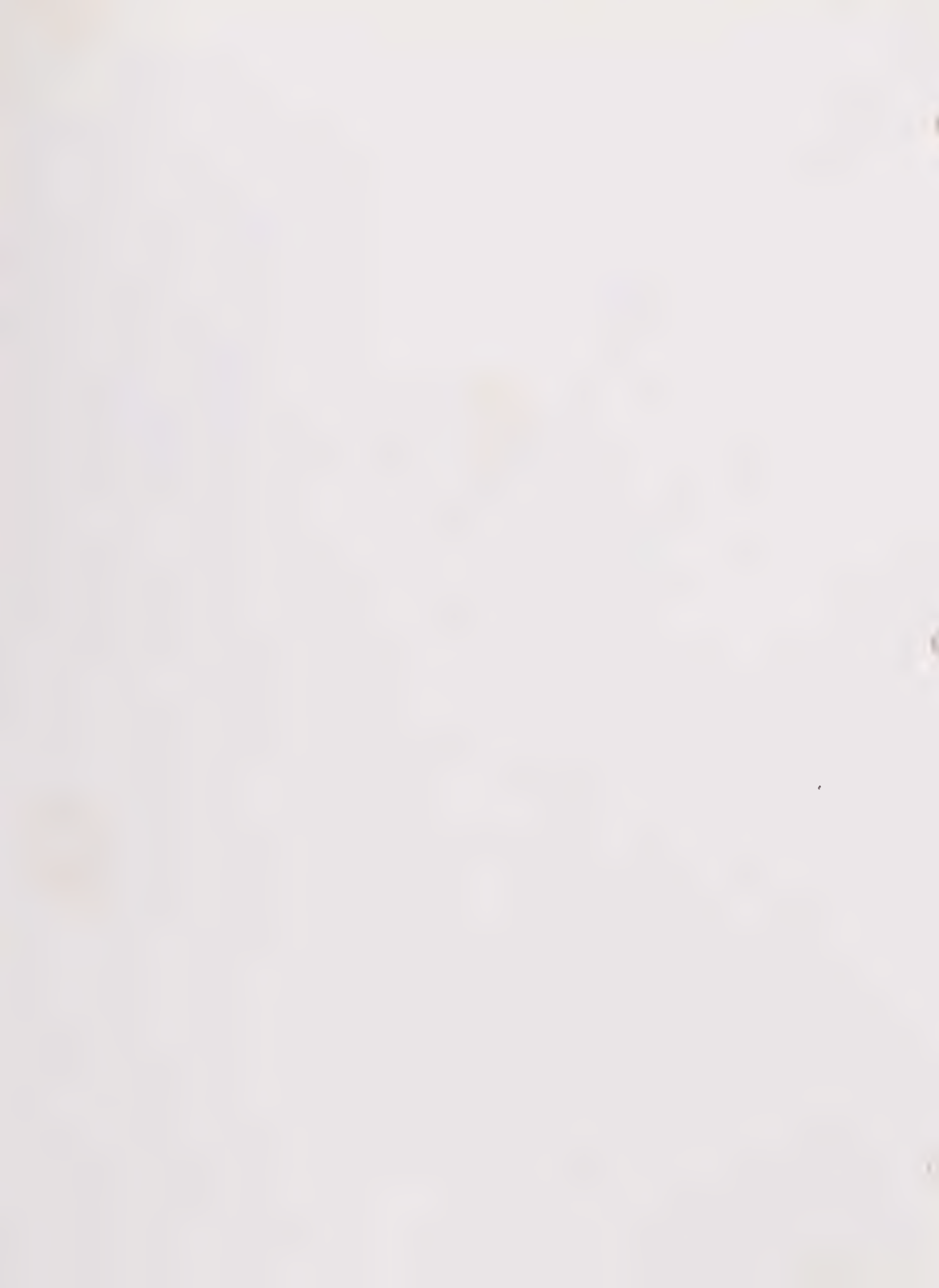
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SEBASTOPOL GENERAL PLAN - 1980
VACANT and UNDERDEVELOPED LAND

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limited agricultural production. Clustering of units would be allowed in order to preserve additional agricultural lands, or reduce the hazards associated with development of the given site.

• **Low Density (.51-2 units/gross acre)**

The low density category represents those areas on the fringe of the planning area that have not yet experienced intense forms of urbanization, and in most cases do not have readily accessible water and sewer lines. This land use category is expected to provide a transition between more intense urban uses and the agricultural lands on the periphery of the planning area.

This land use category can be found in areas of transition where rural residential development is displacing marginal agricultural lands. The objective here is to maintain some of the visual image associated with agriculture while allowing limited new residential development. Residential development is expected on substantial sized lots and may be served by well and septic tank. Clustering may also be allowed in these areas to preserve tree cover and old orchards. Cluster developments are expected to be serviced, by City water and sewer.

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• **Medium Density (2.1-6 units/gross acre)**

This category is typical of the densities in existing single-family subdivisions throughout the city and the planning area. This is the predominant residential designation on the land use map, largely a reflection of the desire to preserve existing housing stock and to continue the single-family residential life style. Clustering would also be allowed in these areas if such a design better achieved the objectives of the general plan. Higher densities ^{may be considered on existing, smaller parcels and} ~~up to 10 units per acre would also be allowed within these areas~~ if such developments implemented the social housing objective of the general plan. ~~Higher density would only be granted where traffic and parking is not a problem, and the design blended well with existing single-family development.~~

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• **High Density (6.1-15 units/gross acre)**

High density development is generally proposed within existing single-family residential areas which offer an opportunity for a higher density of development given their location on major arterials or proximity to commercial areas. Areas shown as high density on the land use map are not expected to convert entirely to a higher intensity of development. These areas may be interspersed with single-family and duplex units. Vacant land adjacent to major arterial and commercial development is also designated high density.

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Most of the new development in these areas is expected to be multifamily apartment and condominium housing units. ~~Higher density, i.e. 10-15 units per acre will only be given to those developments which provide some form of low or moderate income housing.~~

2. Commercial

• Downtown Commercial

The downtown commercial area is expected to be the retail core of the community. Uses in this area are expected to provide a continuity of commercial frontage and attract pedestrian movement. Parking is not anticipated on site but would be provided in public parking lots within walking distance of all downtown businesses.

Two types of businesses are expected in this area. The first type are primary attractors. These are businesses that draw customers into an area by their own power. Such retail activities include department stores, large specialty and fashion stores, variety stores, and apparel stores. The second type of uses are satellite businesses which rely on pedestrian movement generated by the primary attractors. These include such uses as small specialty shops, restaurants, and some services (barber and beauty shops). Offices would also be allowed, but are encouraged above the ground floor.

• General Commercial

The general commercial area would allow primarily commercial services such as auto repair, laundries, motels, offices, and highway oriented commercial activities. Limited retail activity would be allowed like supermarkets, automobile sales, nurseries, and restaurants. Businesses in these areas would not rely on foot traffic for their customers, but would accommodate automobile traffic. All businesses in these areas would be required to provide onsite parking for their customers.

• Neighborhood Commercial

Neighborhood commercial areas provide convenience goods and services to local residents without disrupting the residential character of the area. They are necessarily small in size, and oftentimes may consist of a single-family with a "mom and pop" store. Other typical uses include barber shops, beauty shops, cleaners, shoe repair, and professional offices.

Neighborhood commercial uses are considered desirable when located at intersections and developed in areas where residents can walk rather than drive to do business. Additional neighborhood centers may be needed beyond those shown on the map, depending upon the future form and distribution of residential development.

3. Industrial

This category includes industrial parks, industrial plants without nuisance features, warehousing, and heavy commercial uses which would be appropriate in a light industrial setting.

4. Office

This category designates areas suitable for professional, administrative, and commercial offices. Most of the land presently zoned for this use continues with the main concentration south of the downtown area in the vicinity of the hospital.

5. Parks and Open Space

• Parks

This category is intended to designate existing and planned park and recreation facilities. However, mini parks are not shown on the map, but are anticipated in the future.

• Open Space

These lands are expected to have a low level or no urban type development at all. Included in these areas are highly valuable wildlife habitats, open space easements, and agricultural lands.

6. Public Facilities

This category is a catch-all for all major public and semi-public land uses not included in the categories above. Existing government buildings, hospitals, institutions, ~~cemeteries, churches, and schools~~ are so designated.

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D. ISSUES, OBJECTIVES, AND POLICIES

The following is a listing of the major community development issues facing Sebastopol, and the city's objectives and policies related to these issues.

ISSUE: Growth Management

Objective 1:

To manage future growth to ensure the orderly development of the community, the logical extension of urban services, preservation of the area's natural and cultural resources, and protection of the area's environmental setting.

Policies:

- Deleted 9/22/81
- 1.1 Future growth through the year 2000 will be limited to the city's present adopted urban service limit line.
 - ~~1.2 Those developments which best achieve the objectives of the general plan will be given the highest priority for processing.~~
 - 1.2 ~~1.0~~ Future growth will be managed based on the ability to provide needed public services, the constraints associated with development of the site, the costs and revenues associated with new development, and the effects of growth on local traffic conditions.
 - 1.3 ~~1.4~~ Encourage in-fill development and intensification of areas designated for high density residential development.
 - 1.4 ~~1.5~~ Ensure that new growth does not create intolerable traffic conditions.

ISSUE: Preservation of community character and image

Objective 1:

To preserve and enhance the unique natural, agricultural, and urban characteristics of the community while accommodating suitable new growth.

Policies:

- 1.1 All land use decisions within the city and the planning areas will take into consideration the protection and preservation of the area's surrounding agricultural industry.
- 1.2 New development will be required to preserve some of the natural and cultural characteristics of their respective development sites.
- 1.3 Productive agricultural lands outside the urban service area should be protected from urban expansion.

ISSUE: Residential densities

Objective 1:

To establish residential densities which are compatible with the environmental constraints of the area, and sensitive to adjacent land uses.

Policies:

- 1.1 Very low density residential development should be located in areas of relatively high environmental hazard, or areas with sensitive environmental resources.

- 1.2 Low density development should be located in areas of transition between more intensive urban uses and agricultural lands, and areas not easily served by existing and planned water and sewer lines.
- 1.3 Medium density development is most appropriate within and adjacent to existing single-family areas, and in areas easily served with water and sewer lines. Such areas should also serve as transition zones between high density and low density areas.
- 1.4 High density development is most appropriate where sites have few environmental constraints, and adequate ~~transit and commercial~~ ^{public} ~~services are within a short walking distance.~~ ^{facilities, such as water, sewer, transit and access to}
- 1.5 High density development is also appropriate along major traffic arterials and adjacent to commercial and office areas. ^{commercial services.}

ISSUE: Establishing a sound commercial and industrial base

Objective 1:

Encourage development and growth downtown as the city's main commercial center; allow the development of convenience goods in satellite shopping areas outside the downtown.

Policies:

- 1.1 Commercial land uses in the city shall be divided into three categories: downtown-commercial, general commercial, and neighborhood commercial. Uses in the general commercial and neighborhood commercial will be regulated to ensure that they do not curtail efforts to establish the downtown as the city's retail center.
- 1.2 Retail commercial is best suited for the downtown area.
- 1.3 General commercial is best suited for properties bordering Highway 116 both north and south of the downtown.
- 1.4 Neighborhood commercial should be located on collector streets within a short distance of residential areas.
- 1.5 New industrial developments ~~shall~~ ^{should} be designed in a business park ^{Rev.9/22/81} setting.
- 1.6 Industrial development should be concentrated in the old industrial area east of the downtown.

ISSUE: Integration of commercial and office uses with conveniently located affordable housing

Objective 1:

To develop higher density affordable housing adjacent to the downtown and general commercial areas.

Policies:

- 1.1 To identify and rezone parcels to higher density development.

Deleted 9/22/81 1.2 ~~To allow for the mixture of residential and commercial uses in the downtown area.~~

ISSUE: Office, administrative, and professional land uses

Objective 1:

To designate properly situated lands, outside the downtown, for use by professional and administrative office uses.

Policies:

- 1.1 Locate office uses in areas well served by vehicular access and where not in conflict with established or planned residential areas.
- 1.2 Develop professional and administrative office land uses as integrated centers each having a common theme expressed in architectural form, scale, texture, materials, and color.

ISSUE: Preservation of open space within the Sebastopol Planning Area

Objective 1:

To protect and preserve those areas of unique natural and visual resources within the planning area (see Map 10).

Policies:

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P. 3

- 1.1 To limit or prohibit development in hazardous areas or areas of high resource value.
- 1.2 ~~To prohibit development within the Laguna de Santa Rosa channel and its associated riparian habitat and adjacent marshland (Map #10).~~
- 1.3 To preserve as open space land of aesthetic value.
- 1.4 Create open space corridors along easements and streams, provide public access to and along corridors with provisions for bicycling and walking.
- 1.5 Regulate construction on visible slopes to preserve the visual value of the hillside.
- 1.6 To establish a buffer zone of compatible nonintensive uses between urban areas and agricultural lands in order to effect a logical transition to rural land uses.
- 1.7 Continue to preserve open space and provide for the conservation of resources through innovative implementation including zoning, development controls (including grading, public and private acquisition, and incentives for private improvements which enhance the environment).



-  PARKS
-  CREEK CORRIDORS
-  LAGUNA de SANTA ROSA CHANNEL
-  ATASCADERO CREEK & ENVIRONS
-  BURBANK GARDENS
-  OPEN SPACE EASEMENT

SEBASTOPOL GENERAL PLAN - 1980
OPEN SPACE RESOURCES



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MAP
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ISSUE: Annexation of developed and undeveloped lands

Objective 1:

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To limit future annexations to developed or undeveloped lands within the ~~plan-~~ urban
~~ning area.~~ service

- Policies: 1.1 Considering the City's limited sewer capacity, the City is not encouraging the annexation of residential developments.
- 1.2 ~~1.1~~ Annexation of developed lands outside the city limits will not be undertaken until businesses and residents in these areas participate in the costs of providing urban services (sewer, water, ~~police, and~~ and roadways ~~fire protection~~) and appropriate urban infrastructure (roadways).
- 1.3 ~~1.2~~ To annex and prezone lands in conformance with all the policies of the general policies plan.
- 1.4 ~~1.3~~ To annex vacant and rural lands prior to the annexation of productive agricultural lands.

E. IMPLEMENTATION

The California Government Code Section 65860 requires that a "county or city zoning ordinance shall be consistent with the general plan of the county or city by January 1, 1974. A zoning ordinance shall be consistent with a city or county general plan only if: (1) the city or county has officially adopted such a plan, and (2) the various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in such a plan." In a related action, the legislature amended the state Subdivision Map Act, requiring that tentative and final maps not be approved unless the design and improvement were found to be consistent with applicable specific and general plans (Govt. Code Sec. 66473.5).

Uses must be consistent with all elements of the general plan and not just the land use element and map. (The law is unclear whether the uses must be consistent with only the nine required elements.) For there to be a finding of consistency the plan must be complete. In addition, the plan must be "an integrated, internally consistent and compatible statement of policies for the adopting agency" (Govt Code Sec. 65300.5).

Consistency is measured by three parameters: use, boundaries, and time.

1. The zoning ordinance should be considered consistent with the general plan when the allowable uses and standards contained in the text of the zoning ordinance tend to further the policies in the general plan and do not inhibit or obstruct the attainment of these articulated policies.

2. The boundaries of land use areas on the land use map are intended to be ambiguous in order for the planning commission and city council to adjust land use regulations to factors that are too localized to be reflected on the general plan. Thus boundaries are intended to be flexible and land uses not shown on the map may be consistent if they are small in area and if they are consistent with the written goals and policies of the plan.
3. As discussed, a use must not preclude ultimate achievement of the goals and policies at the planned time. A use may not be permitted prematurely in an area reserved for future development even if it is consistent with the land use map. It must also be consistent with the objectives and policies as well.

Code Revisions

1. Zoning Ordinance and Map

The top priority for implementation would be the revision of Sebastopol's Zoning Ordinance and Zoning map to be consistent with the adopted general plan. Ordinance additions would have to be made as recommended in other sections of the plan, as well as rewriting the residential, commercial, and industrial sections of the ordinance. Open Space zoning would also have to be incorporated into the code.

2. Subdivision Ordinance

The subdivision ordinance should be reviewed and updated to conform with the Subdivision Map Act. In addition the ordinance can be modified to require a developer to pay certain impact fees to cover the costs to the community that are directly attributable to the development.

~~3. Grading Ordinance~~

~~A grading ordinance has the advantage of regulating the use of land before zoning, subdivision, or building codes come into play. A grading ordinance is intended to minimize the adverse visual impacts of grading, to reduce hazards resulting from unstable cuts and fills, and to reduce erosion and sedimentation of streams.~~

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9/22/81

4. Growth Management Ordinance

~~A growth management ordinance can be developed to give priority for urban services (water, sewer, and roadways) to these development which best achieve the goals, objectives, and policies of the plan.~~ Deleted 9/22/81

Further Planning

1. Plan Implementation

The general plan calls for the formulation of development regulations and adoption of planning procedures which will require the services of a professional planner to implement. The city should review its budget and future planning needs, and determine the most equitable means of retaining this assistance.

2. Specific Plans

The policies of the general plan call for the preparation of specific plans for:

- ~~Development along Highways 116 and 12~~ Deleted 9/22/81
- Development along the city's major traffic corridors
- Development of plan lines for new roadways needed in the future
- ~~Community design~~ Rev. 9/22/81
- Development of high density residential development Added 9/22/81
- Extension of the commercial and industrial areas along Highway 12 Added 9/22/81

HOUSING

A. INTRODUCTION

The soaring prices of housing in the Bay Area is well publicized; this problem coupled by the fact that the housing market is tight poses critical problems for many who are in need of adequate housing. The housing market in Sebastopol follows the Bay Area's general trend of inflationary housing costs. The average price of single-family dwellings sold in 1979 was \$105,300 in the Sebastopol planning area while 23 percent of the renters pay between \$350 and \$699 per month in rent.*

The Housing Element of Sebastopol's General Plan sets forth city policy and a housing program designed to meet the present and future housing needs of its residents. The housing program involves the implementation of a number of home financing techniques, zoning and land use measures, state and federal programs, as well as private sector financing procedures. These program elements work collectively to achieve:

1. The provision of decent housing for all economic segments of the population, regardless of age, race, sex, marital status, ethnic background, or other arbitrary factors;
2. The provision of a wide choice of housing opportunities;
3. The development of a balanced residential environment with access to employment, community facilities, and adequate services.

Sources of Data:

The data used in identifying the problems, defining the existing housing conditions, and projecting future needs are presented in the Housing Data Report: Technical Report No. 5. The data are based on responses to a Housing questionnaire circulated in March of 1980, U.S. Census data, 1975 Special Census data (Sonoma County), interviews with Sonoma County Planning staff, Sonoma County Housing and Community Development and City of Sebastopol staff.

Public Participation:

Citizen participation was a major component in the formulation of this element. Members of the Housing Committee conducted the survey upon which much of the housing data are based. The Committee also formulated and reviewed the policies set forth in this element.

*Housing Data Report, Technical Report No. 5, Sebastopol General Plan (May 1980).

Relation to Other Elements:

The housing element works with other elements of the general plan to provide a set of consistent policies and implementation programs upon which land use and development decisions within the planning area are based.

The environmental constraints portion of Sebastopol's General Plan identifies noise, geologic, seismic, flood, and fire constraints to development. Such environmental considerations affect the location, supply, and type of housing units.

Housing policies take into consideration the environmental constraints as well as land use policies.

The housing element is also linked to the circulation, public facilities, open space, and conservation elements. Locating housing units near transportation routes, transit and community facilities, and adequate open space is included as one of the goals of the housing element.

B. SUMMARY: FINDINGS AND CONCLUSIONS REGARDING HOUSING NEEDS

Population and housing characteristics as well as the assumptions used to determine housing needs are presented in the Housing data report which is summarized in Appendix B.

Analysis of the housing data has resulted in the following conclusions:

1. In 1975, 53.7% of the households in Sebastopol were low or lower income. In 1980, 42% of the households are low or lower income. Low income is defined by HUD as 50-80% of the County's median income. Lower income is defined as less than 50% of the County's median income.
2. 14.5% of the planning area's households are elderly persons living alone.
3. Households headed by females comprise 8.8% of the households living in the Sebastopol planning area.
4. 75% of the housing units in Sebastopol are owner occupied compared to Sonoma County's owner occupied percentage of 61%; 62% of the low/lower income households own their homes.
5. The housing market within the city is very tight; there is a vacancy rate of .40 for sale units and 1.04 for rental units. The vacancy rates for the unincorporated area is slightly higher; 1.20 (for sale) and 2.80 (for rent).
6. Three of the households responding to the housing survey are overcrowded; that is, these households have more than 2 persons per bedroom. However, 58.5% of the households feel that they don't have enough room.

7. At least 102 deteriorated units (refer to Map 2, p. 17 of the Housing Report) and 6 dilapidated units were identified in the windshield survey. Many of these units are in areas of low and lower income households. The cost of rehabilitation being estimated at \$40/square foot, low and lower income households are hard pressed to attempt to rehabilitate their units.
8. At least 8.84% of the households in the planning area are overpaying. Of more critical concern are the low and lower income households who are overpaying; 15 to 23% of the low-income households are overpaying in mortgage and rents while 20 to 26% of the lower income households are overpaying. Many of the low and lower income households who do not overpay live in federally subsidized housing (Burbank Heights) or may be retired persons who have owned their homes for many years with little or no mortgage payments left.
9. The current zoning ordinance allows for further developments; however, these units will no doubt be expensive. The average price of a single-family home sold in the Sebastopol planning area in 1979 was \$105,300.
10. If housing is developed at the present zoning densities, a population of 9,000 (year 2000 projection) will be accommodated; however, this will be under tight housing market conditions with virtually minimal vacancies. Environmental constraints indicate that some areas will not be able to support the number of units allowed under the present zoning densities. To make up for some of the loss of units in these environmentally sensitive areas, development of underdeveloped parcels and higher densities may have to be assigned where appropriate to support a population of 9,000 especially if the city desires to provide a wide choice of housing opportunities.
11. Sonoma County's Housing Element considers fair share allocations of need for low- and moderate-income housing units for each jurisdiction in its housing market area. Sebastopol's allocation is 40.1 percent; that is, Sebastopol should provide housing for 40.1 percent of its 1985 projected population. Sebastopol's existing non-market rate is 50.1. This existing percentage exceeds the fair share allocation; Sebastopol should therefore concentrate on meeting the housing needs of its existing low- and moderate-income residents.

C. ISSUES, OBJECTIVES, AND POLICIES

Issue: Encouragement and preservation of affordable housing

Objective 1:

To encourage the development of housing which is affordable.

Policies:

- 1.1 The City of Sebastopol shall encourage future developments which provide a range of unit types and sizes, building densities, and lot designs that minimize the cost of market-rate housing.
- 1.2 The City shall support efforts which will minimize development costs, interest rates, and other housing financing costs.

Objective 2:

To preserve affordable housing in neighborhoods which are being improved or maintained;

Policies:

- 2.1 The City shall promote those programs which discourage high speculation in rehabilitated areas.
- 2.2 The City shall encourage the employment of energy conservation techniques in the development of new residences as well as in the maintenance of existing dwellings to offset the rising housing costs associated with heating and lighting.

Issue: Housing opportunities for all economic segments of the population

Objective 3:

To provide a broad range of housing choices in the Sebastopol planning area

Policies:

- 3.1 The City should encourage an increase in the number of rental units in order to achieve an owner/renter ratio of 65%/35%.
- 3.2 The City shall promote the development of residential projects which have an adequate mix of housing types and which have safe and convenient access to schools, parks, transportation, and employment opportunities.

Objective 4:

To provide housing for lower, low, and moderate income households

Policies:

- 4.1 The City shall encourage developers to build low- and moderate-income housing units by offering various incentives and regulatory concessions where appropriate and by employing developmental controls.

- 4.2 The City shall address its housing programs to provide for its fair share of the market area's housing need beyond 1985.
- 4.3 The City shall investigate sites which are suitable for potential development of low and moderate income housing units beyond 1985.
- 4.4 The City shall actively seek sources of funding through governmental programs and private financing to meet the housing needs of its lower, low, and moderate income households.
- 4.5 The City shall encourage the construction of smaller residential units.

Issue: Preservation of housing and neighborhoods

Objective 5:

To preserve and rehabilitate the inventory of existing housing

Policies:

- 5.1 The City shall continue to survey areas containing dilapidated or deteriorated housing units and shall seek funds for rehabilitation from local lenders, nonprofit organizations, and governmental agencies.
- 5.2 The City shall encourage owners of dilapidated or deteriorated housing units to rehabilitate or reconstruct their dwellings.

Objective 6:

To maintain the physical and social integrity of all residential neighborhoods.

Policies:

- 6.1 The City shall encourage new residential development which is compatible with the surrounding neighborhood in terms of architectural design, layout, and traffic circulation.
- 6.2 The City shall encourage the participation of homeowners associations and neighborhood groups in initiating street beautification programs and neighborhood restoration in areas of need.

Issue: Housing needs of special groups

Objective 7:

To meet the housing needs of the large number of elderly, households headed by single parents, handicapped persons, and minorities.

Policies:

- 7.1 The City shall promote and encourage housing developments which meet the special needs of the elderly, handicapped, and households with children headed by a single parent.
- 7.2 The City shall cooperate with county-wide organizations to resolve complaints on discrimination in housing based on race, age, sex, family size or marital status.

Issue: Future development and housing needs

Objective 8:

To develop the limited available land in a well-planned fashion, keeping in mind the City's housing goals and needs as well as the constraints to development.

Policies:

- 8.1 The City shall study developmental capability of vacant lands to determine appropriate density allocations; increasing density where feasible and decreasing density where constraints exist.
- 8.2 The City shall identify areas which may be suitable for development.

D. HOUSING IMPLEMENTATION PROGRAM

Sebastopol's housing program consists of a number of implementation measures which will collectively promote the City's housing goals.

Existing Programs:

In the past, Sebastopol has initiated measures and participated in programs to meet the needs of lower, low, moderate income persons, the elderly, handicapped, and female heads of households. The more notable activities have been:

1. The City initiated the formation of a nonprofit housing corporation, the Sebastopol Area Housing Corporation, which in turn built 138 units of elderly and handicapped housing under Sec. 236 federal housing program;

2. The City has cooperated with the County of Sonoma and with other nonprofit groups in seeking low and moderate income housing;
3. The City has formed its own Housing and Community Development Committee to foster such programs;
4. The City has a funding program and provided housing for services to the handicapped at a special Day Care Center; City provides special transit for the handicapped;
5. The City has participated in the preparation of an areawide fair share housing distribution plan by ABAG;
6. City ordinances provide for waiver of construction fees for federally assisted housing;
7. City entered Section 8 program, through the County of Sonoma;
8. City secured grants and extended sewer service to neighborhoods with low and moderate income housing. Three such programs have been completed successfully;
9. Minorities now exist in important policy positions with the City as department heads, members of the City Council and of the Community Development Committee; more minorities will be promoted in the future;
10. City is assisting in migrant education program and recreation program for the summer and will continue to do so;
11. City has begun public relations program providing information to the public on housing discrimination;
12. City provided a free site, free parking, and landscaping for a 40-unit childcare center, operated by the County Department of Education. The Center provides daytime childcare for working mothers;
13. City is cooperating with a second such facility, operated by the local High School District. The Johnson Street Reconstruction project will provide better drainage and access to the Center, which serves working female heads of households;
14. City provides transit service and attempts to coordinate and locate key bus stops for other bus services, that are convenient for female heads of household and provides them transit to work.

Housing Program Strategy:

The activities involved in Sebastopol's housing program focus on the needs of various segments of the population with priority given to these in the following order:

1. Lower, low, and moderate income households who are presently overpaying; that is, contributing over 25% of their income to housing-related costs;
2. Lower, low and moderate income households living in substandard units and/or in units needing rehabilitation;
3. Address and resolve problems of housing discrimination;
4. All segments of the population who are affected by rising housing costs;
5. Future residents whose housing needs may not be met because of the limited availability of developable land.

The City of Sebastopol will concentrate on promoting those programs which can be implemented at the local government level and fostered by the private sector, nonprofit organizations, church or neighborhood groups. While the City will continue to actively seek funds from state and federal housing programs, the uncertainty of future funding from these sources behooves the City to investigate other forms of financing and methods of alleviating housing problems.

Local Government and Regulatory Measures:

1. The City will make efforts to work with the developer in curtailing housing costs by processing applications in a timely and expeditious manner to avoid costly delays.
2. Amendments to the zoning ordinance which will increase the supply of housing for lower, low and moderate income households will be considered and if appropriate, will be adopted. Amendments to be considered include:
 - (a) Bonus density systems: A developer is granted a higher density of development where environmental and land use constraints will allow as an incentive to include housing for lower, low, and moderate income households.
 - (b) Manufactured homes: Allow for the placement of manufactured homes as a means of providing housing which may still be affordable.
3. Consideration of the following zoning amendments to stimulate an increase in the supply of rental units:
 - (a) Second units: Allow second units on a property if the dwelling and the particular site meet certain health, safety, and environmental standards stipulated in the ordinance.
 - (b) Condominium conversion limits: Include with the condominium conversion ordinance the right of the City to declare a moratorium on conversions when the percentage of rental units is below 35% of the housing stock.

Also to be considered is including the requirement that an owner who is converting his building must provide relocation assistance to his tenants by giving information of availability of comparable rental units in the area.

- (c) Multiple units: Study the feasibility of rezoning certain sites for multiple units.
- 4. Consideration of zoning amendments which will increase the supply of housing, alleviating the tight housing situation and hopefully provide for greater choice of housing. Considerations include increasing the densities of sites which can support such increases and promoting the concept of clustering units on large parcels, thus lowering costs of utility installation, providing larger areas of open space while allowing for the possibility of more units on the site.
- 5. Study potential sites where lower, low, and moderate income housing can be located.
- 6. Enact measures which will mitigate the effects of rising energy costs in housing by supporting tax incentives for the use of energy conservation techniques and by providing flexibility in locating dwellings on a site to take advantage of the solar orientation.
- 7. Information on housing programs and assistance operating within the planning area will be made available to the public by distributing brochures and by providing information in the local newspaper.
- 8. A voluntary code enforcement program will be established in which the building inspector will work with owners to bring their buildings up to code, to maintain and rehabilitate their structures if needed. Dwellings needing improvement will be identified and funds will be sought to assist areas where a large number of units need rehabilitation.

Programs Involving the Private Sector, Non-profit Organizations, Church Groups, and Neighborhood Groups:

Sebastopol will consider using various financing techniques in meeting the housing needs of the residents. Many of the programs discussed under the section operate with the help of state or federal funding. However, the success of these programs relies heavily on the local participant or group. In some cases these programs have been carried out solely by private funding.

- 1. Non-profit housing development corporations: Non-profit HDC builds or rehabilitates housing for those who cannot afford market rate housing but whose incomes are above the poverty level. It involves a Board of Directors and dedicated groups of volunteers who can lend their expertise in meeting housing problems. A non-profit HDC prepares a development package, sells it to a motivated developer, participates in a joint

venture with a private investor in developing a project or develops the property on its own. "Seed" money for pre-development costs is obtained from foundations, local corporations, or banks. Funds are also available through HUD, California Department of Community Development and Community Block Grant Funds.

The Sebastopol Area Housing Corporation is the non-profit HDC which manages Burbank Heights. A study of other projects in which SAHC may be able to participate should be made. Neighborhood Housing Services of America can also be called upon to advise the City on ways in which SAHC can further its accomplishments in meeting the housing needs of low and moderate income households.

2. Syndication: A non-profit HDC may set up a limited partnership with private investors who are seeking a tax shelter for their money. The tax losses associated with low and moderate income housing projects offset taxes on the investor's income. The proceeds from the sale of tax shelter provide funds for the non-profit HDC activities or "roll over" funds for other developments.
3. Limited equity coop: A form of cooperative housing in which the tenants form a non-profit corporation; each tenant purchasing a share by paying a down payment. Under AB 1364, the rate of appreciation of a member's equity is limited to a ten percent annual increase on the amount paid for the share by the first occupant of the unit involved. This limited equity keeps the units affordable to low and moderate income households over time although the equity build-up does not make it possible for the household to move into market-rate housing.
4. Self-help programs: Self-help programs can be realized by non-profit HDC and in governmental programs. The "owner-built" or "sweat equity" program is a form of self-help in which low or moderate income households commit a certain number of hours per week to build or rehabilitate their own home. It is estimated that the use of "sweat equity" can reduce construction cost by up to 50%.

State and Federal Funding:

Sebastopol hopes to initiate a number of programs with the help of state and federal funds. Sebastopol will also participate in housing programs with the county.

1. Additional units at Burbank Heights: The feasibility of developing additional units at Burbank Heights will be studied. If such a project can be accommodated, Sebastopol will work with the Sebastopol Area Housing Corporation to obtain assistance from state and federal agencies.

2. Prior to seeking funds for lower, low, and moderate income households, the City will need to place an Article 34 referendum on the ballot asking if the City should participate in the development, construction, or acquisition of a specific number of units.
3. The City will consider using the Rural Land Purchase Fund for purchasing land for low and moderate income housing.
4. Sebastopol will be participating in the County's housing rehabilitation and conservation program which will utilize the Bankable Loan program, the Delayed Payment Loan Program, the Self-Help Rehabilitation Program, the Homeownership/Home Improvement Program, the Rental Housing Assistance Program, the Section 312 Program and Section 8 Moderate and Substantial Rehabilitation Programs. For the period of 1981, fourteen homes in northeast Sebastopol will be assisted.
5. Sebastopol will participate in a county-wide program and committee to pool and coordinate federal housing grant programs to make the best use of federal funding and best use of staffing.

Time Frame for Implementation:

Sebastopol will commence with the implementation of its housing program as soon as the housing element is adopted. Progress for achieving the goals set forth in this element will be reviewed on an annual basis. For 1981, it is anticipated that at least two percent of the non-market rate households (23 households) will be assisted. In the period of 1982-1985, it is expected that six percent of the non-market rate households (78 households) will be assisted by Sebastopol's housing program.

Housing Program Summary:

The following table is a summary of Sebastopol's housing programs, linking the various elements of the program to specific objectives and policies set forth in the plan. The target population benefiting from the implementation measure is also identified.

Table 2

HOUSING PROGRAM SUMMARY

<u>Program</u>	<u>Objective/ Policy Number</u>	<u>Target Population</u>
Zoning Amendments: Bonus Density Mobile Homes	1.1, 4.1, 4.5	-Lower, Low & Moderate Income Households who are overpaying -All segments of population affected by rising housing costs -Future residents
Zoning Amendments: Second Units Condo Conversion Limits Multiple Unit Study	1.1, 3.1, 3.2	-Renters -Displaced tenants
Studies: Increasing Density Cluster Zoning	1.1, 1.2, 6.1, 8.1	Future Residents
Identification of Potential Housing Sites for Lower, Low, & Moderate	4.2, 4.3, 8.2	Lower, low and moderate income households who are overpaying
Support of Energy Conservation Tech- niques in Housing Development	2.2	All segments of the population affected by rising housing co
Anti-Discrimination Public Support of Fair-Housing Law	7.1, 7.2	-Families with children -Households with female heads
Advertisement of Housing Programs	5.2	-Lower, low and moderate inco households who are overpayin -Persons living in dilapidated substandard housing
Code Enforcement Program	5.1	Persons living in dilapidated substandard housing
Expanded Role for Sebastopol Area Housing Corporation	4.2, 4.4	-Lower, low and moderate inco households -Elderly, handicapped, minor- ities
Syndication	4.4	Lower, low and moderate incom households

<u>Program</u>	<u>Objective/ Policy Number</u>	<u>Target Population</u>
Limited Equity Coop.	2.1, 4.4	Moderate income households
Self-Help Program	4.4, 6.2	Low and moderate income households
Burbank Heights Expansion	4.2, 4.4, 7.1	Elderly and handicapped on low income
Rural Land Purchase Fund	4.1, 4.2, 4.4	Lower, low and moderate income households
Rehabilitation and Conservation	4.4, 5.1, 5.2	Lower, low and moderate income households

CIRCULATION

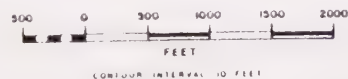
A. INTRODUCTION

The circulation element of the Sebastopol General Plan is a long range plan for transportation; it sets out strategies to increase public transit services, it recommends policy to deal with existing traffic congestion problems, it defines needed improvements to accommodate projected growth, and it offers alternative modes of circulation.

The major arterials (roadways) in the City of Sebastopol include Route 116 (Main Street and Healdsburg Avenue), Route 12 (Sebastopol and Bodega avenues), Petaluma Avenue, and Burnett Street between South Main Street and Petaluma Avenue. Additionally, there are a number of collector streets which collect and channel traffic onto the arterials. The location of the collectors in relation to the arterials is shown in Map 11. All the remaining streets are local by type.

The existing roadway network of arterial, collector, and local streets is devoid of any extensive minor arterials capable of relieving traffic flows on the major arterials. Most street alignments and locations in Sebastopol are the result of discontinuous development patterns throughout the years. The traffic flow problem is further compounded by the fact that the city's downtown commercial core sits at the intersection of State Routes 116 and 12. Consequently, local and regional traffic are forced to use the same arterials.

Sebastopol's downtown continues to be an attraction of travel from local and outlying areas. In addition, the two State Routes (116 and 12) which provide primary access to the downtown generate their own travel trips due to the adjoining strip commercial and office development. The major destinations for local travel are Analy High School, the shopping, retail sales, and offices along North and South Main streets, the shopping area north of Covert Land and Route 116, and the hospital area at the southern end of Petaluma Avenue. In addition, automobile and truck traffic traveling through the downtown areas is increasing as development grows to the north, west, and south, and employment opportunities increase in Santa Rosa and southern Sonoma



————— ARTERIALS
- - - - - COLLECTORS

Source: T.J.K.M. Traffic Study



John Roberto Associates
p.o. box 31330 san francisco, ca 94131

SEBASTOPOL GENERAL PLAN - 1980
MAJOR STREET CLASSIFICATIONS

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County (Cotati, Rohnert Park, etc.). The commuter (peak-hour) travel patterns converge at the intersection of Routes 116 and 12.

Parking is primarily a problem in the downtown area. A parking inventory of the downtown found there were 1392 parking spaces available to serve existing businesses. The average occupancy rate of all spaces is 66 percent, but there are some areas experiencing an occupancy of 85 percent or greater. However, less than half of the parking spaces available in the downtown are open to the general public. A study found that only 11 percent of the on-street and 30 percent of the off-street spaces were available to the general public.

There are at present four transit systems which serve Sebastopol. They include Greyhound, Golden Gate Transit, Sonoma County Area Transit, and Sebastopol Transit. In addition, Sebastopol is served by two transit systems designed to meet the specific needs of the handicapped and the elderly.

B. FINDINGS

Transportation studies done as part of the general plan update found that there were four major traffic circulation problems evident in the Sebastopol Planning Area, and three problem parking areas. The resolution of these traffic and parking problems will require a multifaceted approach to circulation including a look at alternative modes of circulation, including transit, and needed roadway improvements.

The following is a list of the identified problem areas.

Traffic:

1. No by-pass available to redirect commuter travel around the downtown.
2. There is a need for increased capacity along the city's arterial roadway system.
3. There is a need to improve the city's collector street system, so they can function as minor arterials. Collector streets in the planning area are evolving without extensive concern to their continuity. Today most residential areas feed into major arterials because acceptable secondary access (minor arterials) facilities are not available.
4. Streets which parallel Main Street should be closely evaluated before any changes are made. These secondary streets if properly designed can act to eliminate loading and turning movement conflicts along Main Street.

Parking:

The three major parking problems facing the city include: downtown parking, parking along South Main Street and Petaluma Avenue, and commuter parking.

C. DEFINITIONS

The policy plan and implementation program which follow make reference to various street classifications. The following is a description of these streets as they are envisioned within the Sebastopol Plan.

1. Arterial Streets are roadways designed to carry heavy traffic volumes at relatively lower speeds (25-35 mph). Some arterial streets have medians to control cross traffic. Separate turning lanes are usually provided, and signals control major intersections. Within the Sebastopol Planning Area arterials are to be limited, for the most part to two lanes, ~~with a design capacity of approximately 14,000 automobile trips per day (ADT).~~ Examples include Highways 116 and 12 and Petaluma Avenue.
Rev. 7/7/81
2. Collector Streets are designed to channel traffic from local streets into the major arterial system, and to handle short trips within neighborhood and business districts in the planning area. Collectors normally have two lanes, ~~and a design capacity of 3000 (ADT).~~ Examples include Pleasant Hill Road, Lynch Road, Valentine Avenue, High Street, and Jewell Avenue.
Rev. 7/7/81
3. Local streets provide access to destinations within a residential neighborhood or business district. Local streets may be loop streets or cul-de-sacs. Travel distance to a collector should be short, not much longer than half a mile, ~~and capacity should not exceed 1000 ADT.~~
Rev. 7/7/81
4. Bikeways should provide a safe and convenient network of identified routes. All activity centers, recreation areas, and residential areas should be linked.

D. ISSUES, OBJECTIVES, AND POLICIES

The following is a listing of the major transportation issues facing the City of Sebastopol, and the City's related objectives and policies.

ISSUE: Improving local resident accessibility to alternative transportation modes.

Objective 1:

To improve local and regional transit service.

Policies:

- 1.1 To encourage local residents to use existing transit service by publishing and distributing information as to transit schedules and the location of transit stops.
- 1.2 To work with Sonoma County and the Golden Gate Bridge District in establishing a viable van pool program.
- 1.3 To encourage Sonoma County Area Transit to extend feeder service to Sebastopol, with first priority in scheduling to commuters.
- 1.4 To maintain and expand if possible Sebastopol Transit's jitney service.
- 1.5 To continue to support transportation programs for the elderly and the handicapped

Objective 2:

To develop a citywide bicycle and pedestrian path system (see Map 5).

Policies:

- 2.1 To develop standards for bicycle and pedestrian path improvements within the city.
- 2.2 Encourage bicycle routes that are separate from automobile and pedestrian traffic.
- 2.3 Encourage the development of separate rights-of-way for bicycles when possible.
- 2.4 Where appropriate, require the installation of bicycle and pedestrian paths in new planned developments and major subdivision.
- 2.5 To work with Sonoma County in developing a regional bike path system.

ISSUE: Traffic congestion on Highways 116 and 12.

Objective 1:

To relieve traffic congestion at the main intersection of Highway 12 and Highway 116.

Policies:

- 1.1 To continue efforts to provide a one-way couplet utilizing Main Street, Petaluma Avenue, McKinley Street, Sebastopol Avenue, Bodega Avenue, High and Burnett Streets.
- 1.2 To direct commuter trips originating from the south around the downtown area by developing an eastern by-pass that would leave Highway 116 near Hutchins Road and connect with Highway 12 in the vicinity of Morris Street. ~~No ingress or egress would be allowed in between.~~ Controlled access to be allowed.
- 1.3 To reduce commuter traffic from the north by encouraging Sonoma County to improve Occidental Road.

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- 1.4 To support Sonoma County efforts to connect Todd Road with Highway 116 near Elphick Road.
- 1.5 To encourage Golden Gate Transit and Greyhound to relocate bus stops outside the downtown area. New stops are to be located at northern and southern ends of planning area on Highway 116 with parking provided for commuters.

Objective 2:

To develop plan lines for collector streets which will provide alternatives to using Highway 116 and 12 for local traffic trips.

Policies:

- 2.1 To develop a new east-west collector south of Bodega Avenue and north of Lynch Road.
- 2.2 To improve Pleasant Hill Road and Lynch Road to function as collector streets.
- 2.3 To extend Jewell Avenue south to Lynch Road to serve as a new north-south collector.
- 2.4 To improve Ragle Road as new north-south collector.

ISSUE: Protection of residential neighborhoods from adverse traffic conditions.

Objective 1:

To improve the quality of life in existing and future residential areas by reducing the number of automobile trips on local streets.

Policies:

- Rev.7/7/81 1.1 To limit traffic volumes on all local streets serving single-family residential areas ~~to 1000 ADT.~~
- 1.2 To design local streets to discourage through traffic, but to provide needed through links for emergency vehicles and equipment.
subdivisions should
- Rev.7/7/81 1.3 New residential developments shall not be allowed to front home or dwelling units on streets ~~that have an ADT of 1000 vehicles or more.~~
arterial or collector

ISSUE: Adequacy of existing and future parking in residential areas.

Objective 1:

To increase the number of parking spaces in the downtown, and to coordinate parking with a pedestrian circulation system.

Policies:

- 1.1 To encourage businesses to locate employee parking outside the core area to provide more customer parking.

- 1.2 To encourage the Golden Gate Bridge District and Greyhound to locate their bus stops outside the downtown area, thereby reducing commuter use of existing parking stalls.
- 1.3 To work with merchants and property owners in the downtown, and along South Main Street and Petaluma Avenue, to increase the number of parking spaces.
- 1.4 All new developments in the downtown shall provide parking as required by the zoning ordinance. Such parking need not be provided on site.
- 1.5 The City will work to encourage common use of parking stalls in the downtown, thereby increasing the supply of spaces available to the general public.
- 1.6 To develop a pedestrian circulation system that provides safe and easy connections between parking areas and places of business.
- 1.7 Provisions are to be made for parking bicycles in all commercial districts.

Objective 2:

To improve parking and circulation in residential areas.

Policies:

- 2.1 To require the inclusion of guest parking stalls in all new condominiums and apartment developments.
- ~~2.2 To provide storage areas for recreation vehicles in all new condominium and apartment developments.~~ Deleted 7/7/81
- 2.2 ~~2.2~~ To limit on-street parking on narrow residential streets.

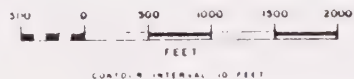
ISSUE: Funding of needed roadway and parking improvements.

Objective 1:

To develop local programs to fund roadway and parking improvements recommended with the general plan.

Policies:

- 1.1 Private developments proposed in areas designated for improvement on Map 12 will be required to make the necessary public improvements on their site at developer expense.
- 1.2 The City will study new local methods of financing roadway improvement within existing developed areas.
- 1.3 The City will use local gas tax funds and other state and federal funds to finance needed maintenance and improvements to the local collector system.
- 1.4 The City will initiate contact with state and federal agencies to aid in the financing of needed roadway improvements.
- 1.5 To cooperate financially with the County of Sonoma for the early development of new through traffic solutions.



- ◆◆◆◆◆ New By-Pass Road
- Upgrade to Collector
- New Roadway
- ↔ Proposed Collector Alignment
- X New Transit Parking Areas

Source: John Roberto Assoc.,
1980



John Roberto Associates
p.o. box 31330 san francisco, ca 94131

SEBASTOPOL GENERAL PLAN - 1980
PROPOSED ROADWAY IMPROVEMENTS

MAP
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E. CIRCULATION IMPROVEMENT PROGRAM

Implementation of the proposals contained herein will require the scheduling of improvement priorities within the limits of available sources of funds. It is recommended that costs be matched against projected income and that a five-year improvement program be prepared. Priorities should be set but should be subject to revision when the program is reviewed and updated annually.

Roadway maintenance and improvement funds are not as available today as they were in the past, and the future looks worse. The City will have to look to the private sector for needed improvements and will have to concentrate its efforts and funding on maintenance.

Policy

Ordinance Revisions

~~The City shall adopt a policy~~
~~The City should amend the subdivision ordinance to require the dedication of improved bicycle routes and facilities in new major subdivisions in accordance with adopted bike route system. The ordinance should also be amended to require the dedication of transit facilities, such as benches, shelters, and pedestrian access, in major new subdivisions.~~ Rev. 7/7/81
and improved bicycle routes in accordance with adopted bicycle route system.

Planning Studies

1. Bicycle and Pedestrian Circulation Plan

The general plan identifies potential routes for bicycle and pedestrian paths. However, there is a need for a detailed study to identify the exact rights-of-way, to establish improvement standards, and to recommend methods of financing the program. Rev. 7/7/81

2. City of Sebastopol will study and adopt plan lines for future roadway development New Methods of Financing

At present and for the foreseeable future, the City of Sebastopol, County of Sonoma, and the State of California are not in a position to finance the acquisition of land and construction of roadway links within the planning area. The city should seek to rely on additional techniques to attain needed roadway improvements.

One technique is to allow for density adjustments in those areas where needed street links are desired. The increased profits associated with intensive development would cover the additional costs of having the developer improve the needed link.

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7/7/81

Another methodology which could work concurrently with that described above is for the city to develop a formula which calculates the impact of a proposed new development on the existing collector and arterial street system. The formula would be used to determine a new development's responsibility towards upgrading roadways in Sebastopol.

Techniques which can be utilized involve the geographical division of the city (planning area) into traffic sheds. Future development within a given traffic shed would be taxed for improvements proportionate to the value of the development. For example, the city would calculate the cost of needed roadway improvements. The total cost would then be divided by the number of units expected within a given traffic shed. The final figure would be a roadway tax which would vary depending on the number of units built. Smaller projects would pay more per unit than larger projects.

Formulas can also be developed to include commercial and industrial development with residential. This technique figures the number of trip ends generated by each proposed new development, and divides trip ends into the total cost of roadway improvements.

PUBLIC FACILITIES and SERVICES

A. INTRODUCTION

The City of Sebastopol provides water service, sewage collection ~~and treatment~~, police and fire protection, parks and recreation services, and public facilities maintenance to residents and businesses within the city limits.

Public education is provided by two separate agencies. They are the Sebastopol Elementary School District and the Analy Union High School District.

Rev. 6/16/83

Power, solid waste disposal, and telephone services are provided by Pacific Gas and Electric Company, Larry's Sanitary Service, and Pacific Telephone, respectively.

City is investigating development of geothermal heating resource.

B. FINDINGS

Studies completed as part of the general plan update found that there was adequate water, power, solid waste disposal facilities, schools, and telephone service available to meet the needs of the planning area's existing and year 2000 projected population.

New residential and commercial growth associated with the general plan will require the acquisition and improvement of additional parks (see Recreation section) and expansion of the city's recreation program. Future growth will not create a need for additional public facilities such as a firehouse or new police station. However, police and administrative facilities may have to be expanded in the future to accommodate new personnel.

Unlike the aforementioned public facilities and services, sewage treatment facilities are not adequate to meet the needs of the general plan's projected population. The City of Sebastopol contracts with the City of Santa Rosa for sewage treatment at the Laguna Regional Treatment Plant. Sebastopol's contracted capacity at the plant is .7 million gallons a day (dry weather flow). In order to obtain additional capacity at the plant the city must get Santa Rosa and Rohnert Park to agree to an expansion program. The regional plant by design can only be increased by a minimum of 2.5 million gallons a day capacity. Sebastopol's present projected need is .3 million

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gallons a day. **The sewage treatment capacity of the City is the most serious constraint to development in Sebastopol. We cannot meet our projected population without added treatment plant capacity.**

C. ISSUES, OBJECTIVES, AND POLICIES

The following are the public facilities and service issues facing the community and Sebastopol's objectives and policies as they relate to these issues.

ISSUES: Maintenance of adequate water service and fireflows.

Objective 1:

To maintain the present high level of the city's water system and to continue to make improvements to the water distribution lines.

Policies:

- 1.1 All new development will be required to hook into the city's water system.
- 1.2 Encourage existing development within the planning area to hook into the city's water system.
- 1.3 To extend water service beyond the city limits but not beyond the boundaries of the planning area.

ISSUE: Future growth and sewage treatment plant capacity.

Objective 1:

To obtain additional sewage treatment capacity to meet the needs of the existing and projected population within the Sebastopol Planning Area.

Policies:

- 1.1 To work with Santa Rosa, Rohnert Park, and the North Coast Regional Water Quality Control Board to obtain additional sewage treatment capacity. Additional capacity is needed within the next three years.
- 1.2 To formulate a sewer service priority plan.

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Objective 2:

To reduce existing and projected sewage flows by instituting a water conservation program.

Policies:

- 2.1 All new development will be required to install low-flow showerheads and toilets.
- 2.2 Encourage existing residents and businesses to convert to low-flow showerheads and toilets.
- 2.3 To levy monthly sewer charges that encourage local conservation efforts.
- 2.4 Any existing development that connects to City's sewage facilities shall install low flow toilets before hookup is allowed.
- 2.5 Encourage recycling of grey water, in methods acceptable to the County Health Department.

Added 6/16/81

Added 6/16/81

Objective 3:

To allow new low-density residential developments, hooked into the city's water system, to be served by private septic tank systems.

Policies:

- 3.1 To review and revise the wording of Council Policy #15.
- 3.2 Where feasible new development outside the city limits should be served by a private septic tank system.

Objective 4:

To extend sewer services only when the proposed use of land conforms with the goals and objectives of the general plan, and is consistent with the policies of the plan.

Policies:

- 4.1 To limit ~~new~~ ^{new} annexation to those developments which implement the general plan. Rev.6/16/83
- 4.2 To give first priority for sewer service to those developments within the city that conform with the general plan.

ISSUE: Future growth and fire protection.

Objective 1:

To maintain a level of service which is necessary to protect life and property in the city at an acceptable cost.

Policies:

- 1.1 To control fires which occur and to rescue persons endangered by fire, by maintaining a well-trained and equipped volunteer fire-fighting force.
- 1.2 To purchase fire-fighting equipment needed to suppress anticipated structural fires in Sebastopol.
- 1.3 To maintain an adequate administrative staff to serve volunteers.
- 1.4 To attempt to maintain the lowest fire insurance rating possible utilizing a well-trained and well-equipped volunteer fire force.

Objective 2:

To decrease the future cost of fire protection by undertaking programs to identify and reduce the fire hazards and problems within the city's fire environment.

Policies:

- 2.1 To limit fire department resource and manning costs by requiring the installation of fire-resistive materials and fire-protection systems in buildings which create risks that are beyond the existing capabilities of the department to protect.

- Rev. 6/16/81
- 2.2 To require the installation of automatic fire detection and extinguishing equipment in all commercial, industrial, and high-density residential structures.
 - 2.3 To ~~discourage the development of long cul-de-sac and dead-end streets.~~ ensure adequate emergency access to all developments within the City.
 - 2.4 To enforce the local weed-abatement program and encourage it to become self-sustaining.
 - 2.5 All developed and undeveloped lands annexed to the city shall be served with adequate water for fire protection.

Objective 3:

To educate the public on how to recognize and deal with existing and future fire problems.

Policies:

- 3.1 To support fire awareness and prevention programs in the schools.
- 3.2 To educate residents on fire-protection problems by meeting and talking with homeowner groups.

ISSUES: Future growth and police protection.

Objective 1:

To maintain a level of service which is necessary to protect persons in the city and their property at a reasonable cost.

Policies:

- 1.1 To maintain an adequate police department, in order to assure a high level of police protection.
- 1.2 To purchase crime prevention equipment necessary to deal with the anticipated level and type of crime in the community.

Objective 2:

To reduce the potential for crime within the city.

Policies:

- 2.1 Continue to support and expand the crime watch program.
- 2.2 Review new development proposals to ensure that crime prevention techniques are included in their design.

ISSUE: Future growth and medical facilities.

Objective 1:

To ensure adequate medical facilities and emergency care for residents of the Sebastopol Planning Area.

Policies:

- 1.1 The city will support local efforts to improve the quality of medical care within the community.
- 1.2 Fire and police personnel will be used to respond to local medical emergencies.
- 1.3 The city will actively support the local hospitals in their efforts to obtain additional beds, and support efforts to establish new health service area boundaries.
- 1.4 The city will encourage efforts to maintain an active and workable Emergency Plan for use during both war and peacetime emergencies.

D. PUBLIC FACILITIES AND SERVICES IMPROVEMENTS PROGRAM

Implementation of the public facilities and services objectives and policies will require the scheduling of improvement and service priorities within the limits of available sources of funds. It is recommended that the city adopt resolutions specifying the level of fire and police protection they desire to maintain. This will provide a basis for discussion and deliberation at budget time when staffing decisions are made and service levels set.

A water and sewer line improvements program ^{shall} ~~should~~ be established for a six-year ^{improvement} ~~period and~~ reviewed yearly. A similar ^{shall} ~~type of six-year~~ park acquisition and recreation program ~~should~~ also be established by the city. Rev.6/16/8

DOWNTOWN

A. INTRODUCTION

Sebastopol's historic downtown was once the commercial core of the local community, and provided necessary goods and services for most of the rural communities north to the Russian River and west to the Pacific Ocean. However, as the years went by and roadways improved and communities grew, businesses in the downtown lost customers to new commercial development both inside and outside of the city. The primary leakage of sales dollars was to Santa Rosa where a large variety of comparison retail shopping had been developed.

Today Sebastopol is faced with a number of questions concerning the role and function of the downtown area in the community's economic and social future. As part of the general plan update, special studies were done in the downtown area to determine its present economic role, and identify some of its alternative futures.

The Downtown Element of the general plan sets forth the city's objectives for the downtown area, and establishes city policy to guide its future revitalization and expansion.

B. FINDINGS

Commercial development in Sebastopol was once concentrated in the downtown area. However, as the City grew, commercial development spread north along North Main Street and Healdsburg Avenue, and south along South Main Street and Petaluma Avenue. This historic pattern of commercial development has resulted in a linear commercial strip extending from the northern end of the City to the southern end.

Sebastopol's linear and outward pattern of commercial development has placed undeveloped land outside the historic downtown area into direct competition for new commercial development. Today, as in the past, sites outside the downtown area provide land at a cheaper price because of lower development costs and fewer parking problems compared to sites downtown.

It is going to be difficult to reverse the recent trends in Sebastopol's commercial development because today new commercial development downtown would have to overcome a number of obstacles. The commercial study found that over 50% of the available floor space downtown is in increments of 1500 square feet or less. New businesses requiring a large amount of floor space would be hard pressed to find existing vacant space to meet their needs. Large land areas downtown that could be converted to comparative retail shopping are the automobile dealership in the vicinity of Sebastopol and Petaluma Avenues, Diamond National Lumber, and Spea's Cannery. Furthermore, site improvement costs in this case would be high because existing buildings may have to be demolished.

Encouraging new retail development to locate downtown will require a strong policy commitment by the City Council. Prospective commercial developers will argue that there are numerous reasons, including those previously mentioned, why development downtown is impossible.

Sebastopol's average sales per square foot are below the norm in the areas of general retail sales, restaurant and bar patronage. On the surface, these average sales figures indicate a marginal existence for many businesses. Experience in other small communities with a similar sales situation found that established businesses either owned the buildings in which they operated or had extremely favorable lease agreements. If this is the situation in Sebastopol, new commercial development outside the downtown, within the City or even outside the City, could push even old established business below the break-even point. Should this occur, the downtown could become a vacated run-down commercial area with low rents and short-term business ventures.

A commitment by the City to funnel new commercial development downtown would bring new people into the area and provide for more comparative shopping. However, the City will not be able to control new commercial development outside the planning area (i.e., Santa Rosa and Rohnert Park). High drawing commercial ventures at these locations could also threaten the downtown's future vitality.

It is concluded that Sebastopol has ample existing commercially zoned land to handle the planning period's (year 2000) anticipated demand for future commercial development. Nevertheless, existing commercially zoned land is not concentrated downtown, and much of the existing zoned space in and outside of the downtown is used for offices (i.e., realty business) rather than retail sales. Therefore, there is a need for

more commercial space in and adjacent to the downtown area, if the City wants to promote the downtown as its retail core.

At the same time, it is necessary to evaluate the need for keeping the existing unutilized or underutilized commercially zoned land outside the downtown area available for commercial development. These vacant or underutilized parcels, if allowed to remain zoned commercial, will put unneeded local competition on downtown land. Given the amount of office use downtown, it would be possible to rezone commercial areas outside the downtown to office or some other non-competitive type of commercial use, thereby encouraging offices to relocate.

By limiting the amount of commercial space available citywide and outside the downtown area, the City's future commercial activity could be affected in two ways. Either Sebastopol's existing commercial establishments will increase their average sales per square foot over time and capture their share of potential sales in that manner, or the increased demand for commercial goods will generate new space needs in spite of the fact that citywide sales still fall below an average sales per square foot figure. In actuality, some combination of these two outcomes is likely to occur.

Sebastopol's projected commercial expansion will improve the city commercial base but is not expected to over stimulate the City's economy. Should the city wish to further stimulate the local economy, the one remaining commercial venture available to the community is tourism. At the outset, it must be remembered that very few individuals responding to the downtown commercial survey wanted to attract the tourist market. However, Sebastopol serves as an entrance to both the Sonoma County coast and the Russian River recreation areas. The City is located within an active agricultural area unique for home-grown produce sold on site. Given these conditions, it is possible for the City to attract tourist dollars by promoting tourist-oriented services and facilities in the downtown area. The City of Sonoma and the towns of Yountville and St. Helena are examples of communities which have decided to capture some of the tourist trade.

Should the City decide to attract the tourist trade, specific plans for downtown beautification, land use, parking, and circulation should be developed.

C. ISSUES, OBJECTIVES, AND POLICIES

The following are the downtown issues facing the City of Sebastopol, and the city's objectives and policies concerning these issues.

Rev. 7/14/81 **ISSUE:** Increase the downtown study area's ~~share of the total city~~ ^{economic} retail activity.

Objective 1:

To promote the downtown area (Map 13) as the retail commercial core of Sebastopol.

Policies:

- 1.1 Encourage new retail uses to locate in the downtown area.
- 1.2 Relocate light industry and transportation-intensive uses outside the downtown area.
- 1.3 Identify and rezone sensitive key areas to retail only.
- 1.4 Encourage services to locate/relocate outside key retail areas or above valuable retail ground floor space.
- Rev. 7/14/81 1.5 ^{and identify} Provide appropriate locations for retail businesses requiring large amounts of floor space.
- 1.6 Infill vacant parcels in the downtown area with retail uses.

Objective 2:

Insure an adequate supply of convenient parking in or adjacent to the downtown area.

Policies:

- Rev. 7/14/81 2.1 Identify ~~and designate~~ ^{public} properties as appropriate for parking.
- Deleted 7/14/81 ~~2.2 Zone property for offstreet parking where appropriate.~~
- 2.2 2.3 Provide City assistance for formation and implementation of parking assessment districts.
- 2.3 2.4 Consider development of parking by the private sector in conjunction with retail sales space.
- 2.4 2.6 Consider a multi-level parking facility (McKinley/Weeks Way lot or Railroad property).

Objective 3:

Minimize role of auto in downtown area—maximize role of pedestrian.

Policies:

- 3.1 Install one-way traffic system as soon as possible.
- 3.2 Secure right-of-way for parking lot couplers between one-way streets.



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SEBASTOPOL GENERAL PLAN - 1980 DOWNTOWN

MAP
13

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- local
- 3.3 Provide a non-shopper¹ route around the downtown (~~Morris Street to Eddy Lane to High School Road~~) Rev. 7/14/81
 - 3.4 Provide housing in or adjacent to the downtown for the non-driving resident.
 - 3.5 Establish alignment⁵ for ~~and acquire necessary lands for an~~ eventual by-pass⁶ of the downtown. Rev. 7/14/81

ISSUE: "Leakage" of sales dollars from the Sebastopol area to other commercial centers.

Objective 1:

Encourage a competitive mix of businesses providing expanded shopping alternatives to the consumer.

Policies:

- 1.1 To attract appropriate and interested businesses to Sebastopol.
- 1.2 Work with the Chamber of Commerce to attract new retail businesses into the downtown area.

ISSUE: Coordinate commercial and industrial development with community beautification.

Objective 1:

Continue to require high quality architectural and landscape design solutions resulting in a more aesthetically pleasing downtown.

Policies:

- 1.1 Require quality (not just quantity) landscape plans on all developments. Utilize landscaping to create a more appealing downtown for shoppers and residents.
- 1.2 Coordinate development in the downtown area with the downtown portfolio developed by the Downtown Working Committee.
- 1.3 Implement a consistent Street Tree Planting Program and encourage participation and support by service clubs, businesses, and individuals.
- 1.4 Continue implementing Council Policy 11-A to upgrade downtown buildings.

ISSUE: Coordinate commercial development with the tax base and availability of public utilities and services.

Objective 1:

Encourage the development of businesses which are compatible with public services and utilities while providing economic vitality within the community.

Policies:

- 1.1 Plan for necessary and appropriate expansion of public utilities and services.

Added 7/14/81

Added 7/14/81

- 1.5 Encourage the development of more tourism facilities and overnight lodging, and assist the Chamber of Commerce in finding a permanent office.
- 1.6 Encourage the development of cultural, business and recreational opportunities.
- 1.2 Encourage innovative design and planning for lots with special problems (i.e. flood zone).
- 1.3 Work with developers to revitalize the downtown area.
- 1.4 Provide incentives to stimulate new development downtown.

D. DOWNTOWN IMPLEMENTATION PROGRAM

Revised

7/14/81

See * below

~~The City Council through the City Manger will have to establish a program which will stimulate new development downtown and encourage new businesses to locate downtown. Before this can be accomplished the ctity should first do two things.~~

1. Zoning Ordinance Revisions

re-evaluated

The commercial sections of the zoning ordinance should be ~~rewritten~~ ^{re-evaluated} to deal more effectively with the unique problems of development downtown, and to establish new zoning standards for the downtown. Incentives should also be provided in the downtown zoning districts, to stimulate new development proposals.

Rev. 7/14/81

2. Planning Study

identify appropriate locations for businesses requiring large amounts of floor space; and identify area for housing in and near the downtown.

The city should ~~develop a precise parcel-by-parcel land use plan for the downtown area. The plan should be built on the objectives and policies contained in this element, and would recommend a downtown revitalization strategy.~~

Added 7/14/81

E. TOURISM IMPLEMENTATION

1. Gain more community support for Chamber of Commerce promotional events.
2. Encourage the growth of a more complete retail sales community.
3. Support the Downtown Working Committee's "Downtown Portfolio".

- * The City Council has established an Advisory Committee which acts as a vehicle whereby the City can contribute to the vitality of the downtown economy, stimulate new development downtown and encourage new businesses to locate downtown. The Committee has established a Downtown Parking Assessment District and a Downtown Portfolio. The activity of this Committee shall be continued to support the goals of this plan. Private downtown businesses shall be encouraged to support these goals.

APPENDIX A
RISK EVALUATION METHODOLOGY

1. Environmental Hazards Associated with the Site

a. Seismic/Geologic

The main source of data is information presented in the Geology, Soils, and Hydrology section of Technical Report #1 and the Local Geology, Groundshaking Potential, Relative Slope Stability, and Shrink Swell Potential Maps contained therein. Although these maps are not site specific, they can be used to assign a general level of risk to an area and provide a sound basis on which to require more detailed geologic and hydrologic information.

1. Local Geology Map—indicates the general location or rock types within the Sebastopol planning area.
2. Groundshaking Potential—indicates the relative susceptibility of structures to damage from groundshaking based on the characteristics of the underlying geologic material and soils..
3. Relative Slope Stability Map—ranks areas in terms of their relative inclination to slope failure based on the average per cent of slope.
4. Shrink-Swell Potential Map—shows the expected response of soils to shrinking and swelling during the dry and wet times of a year. Expansive soils can affect structure foundations and respond differently during a seismic disturbance.

b. Fire

The City of Sebastopol will prepare a domestic fire hazards map. The identification of risks associated with fire is dependent upon a number of specific site characteristics. The site characteristics are site fuel, proximity of houses to one another, the fire zone, accessibility to the site (response time), water supply, and structural characteristics (construction type and height of structure).

c. Flood

The source of data for evaluating flood risks are the maps prepared by the U.S. Department of Housing and Urban Development's Flood Insurance Program. The Map

shows flooding in Sebastopol from the Laguna de Santa Rosa and Atascadero Creek. Additionally, local flooding occurs along Calder and Zimpher Creeks.

There are two risk levels associated with floods: (1) non-inundated are low risk and (2) flood prone areas are high risk.

2. Structure's Ability to Withstand Environmental Hazards:

a. Seismic/Geologic Hazards

Table A-1 of this element has been developed using as a basis the information prepared by the "Tri-Cities Seismic Safety Study." This study ranked buildings as to their relative damageability from an earthquake or other geologic hazard on a scale of one to seven. This scale was converted to a ranking of low, moderate, and high in the following manner: a ranking of one is given a low risk, rankings of 1.5 to four are given a moderate risk, and rankings of four to seven plus are given a high risk.

Absolute guarantees as to the performance of any building under seismic and geologic stress cannot be given. However, Table A-1 can be used to determine the general susceptibility of building types to seismic/geologic hazards.

b. Fire

Table A-2, Construction Types—Fire Risk Levels, is based on standards set by the Uniform Building Code (1973 edition) and the Plan Review Manual (1971). Type of construction classification considers: (1) the kinds of building materials used in the structure and (2) the rate of fire resistance of various parts of the building and of the building as a whole. As structure may be classified as combustible or non-combustible and as unprotected or fire resistive. A non-combustible, fire resistive building has a greater degree of fire safety than a combustible, unprotected building and, therefore, is considered a high order system. Construction types are ranked in terms of fire safety order systems. In the construction of this table the highest order system (1) is assigned the lowest risk level, and the lower order systems (V-one hr. and V-N) are assigned higher risk levels. The ranking of construction types is taken from the Plan Review Manual. These construction types are ranked in a continuum from low to high risk. Since no further breakdown of risk levels has been given, establishment of specific moderate risk levels has been avoided.

c. Flood Hazard

Information on structural standards and on a structure's ability to handle stress from flooding is limited; discussion regarding structures and their associated risks is vir-

tually non-existent. Therefore, the level of flood risk assigned to a structure can only be assessed after an evaluation of the protection measures designed into the structure. The building inspector is best qualified to determine the degree of protection in a flood prone area.

TABLE A-1
BUILDING TYPES: SEISMIC/GEOLOGIC RISK LEVELS

<u>Simplified Description of Structural Types</u>	<u>Attendant Risk</u> (in order of decreasing ability to handle stress)
Structures under current building codes	
Small wood-frame structures, i.e. dwelling not over 3,000 sq.ft., and not over 3 stories	LOW
<hr/>	
Single or multistory steel-frame buildings with concrete exterior walls, concrete floors, and concrete roof. Moderate wall openings.	
Single or multistory reinforced-concrete buildings with concrete exterior walls, concrete floor, and concrete roof. Moderate wall openings.	MODERATE
Large area wood-frame buildings and other wood-frame buildings.	
<hr/>	
Single or multistory steel-frame buildings with unreinforced masonry exterior wall exterior wall panels, concrete floors and concrete roof.	
Single or multistory reinforced-concrete frame buildings with unreinforced masonry exterior wall panels, concrete floors, and concrete roof.	
Reinforced concrete bearing walls with supported floors and roof of any materials (usually wood).	
Buildings with unreinforced brick masonry having sandlime mortar; and with supported floors and roof of any materials.	
Bearing walls of unreinforced adobe, unreinforced hollow concrete block, or unreinforced hollow clay tile.	HIGH

Note: This table is not complete. Additional considerations would include parapets, building interiors, utilities and building orientation and frequency responses.

TABLE A-2
CONSTRUCTION TYPES: FIRE RISK LEVELS

<u>UBC Construction Types</u>	<u>Attendant Risk Level</u> (In order of increasing risk)
I	LOW
II	
III—H.T.,* III—one-hr.**	
III—N***	
IV—one-hr.	
IV—N	
V—one-hr.	
V—N	HIGH

* H.T. indicates heavy timber construction

** One-hr.—refers to one-hr. fire-resistive rating

*** N indicates unprotected or no general requirements for fire resistance

3. Sensitivity of Use of Land and Occupancy of Structure

Table A-3, Sensitivity of Use to Environmental Hazards, is applicable to all the hazards identified in this element. In considering the factor of use/occupancy, three factors are used to rank a structure in terms of its sensitivity: (1) the degree of critical use, (2) the nature of occupancy (whether voluntary or involuntary), and (3) the occupancy load. The method for ranking sensitivity of use was derived from the "Tri-Cities Seismic Safety Study."

B. The Nature of Acceptable Risk

The nature of acceptable risk is the level of risk (high, moderate, or low) that Sebastopol is willing to incur within any given location within the planning area. The level of risk acceptable for site, structure, and use/occupancy may vary within the City and Planning Area. Therefore, the level of acceptable risk is established by policy and not by a standard.

There is no way to completely eliminate the relative risks associated with the various environmental hazards in Sebastopol. Since the City of Sebastopol will continue to exist and people will continue to live, work, and recreate in the City and Planning Area, the City will have to accept the relative risks associated with the various environmental hazards identified.

However, the level of risk to life and property can be reduced through advanced planning and effective decision making. The goals, policies, and objectives contained in the General Policies Plan are designed to reduce the level or risk associated with the City's environmental hazards.

Table A-3
SENSITIVITY OF USE TO ENVIRONMENTAL HAZARDS

<u>Use, Nature of Use, and Occupancy Load</u>	<u>Degree of Sensitivity</u>
Emergency—hospitals, medical clinics, fire stations, police stations, post-earthquake aid centers, etc.	HIGH
Involuntary occupancy—nursing homes, convalescent homes, schools, jails, etc.	
Voluntary high-occupancy, nonresidential—auditoriums, theaters, churches, large industrial and commercial centers, libraries, motels, hotels, restaurants, etc.	
Voluntary high-density residential—medium- and high-rise apartment buildings, condominiums, etc.	
Utilities (1) above ground—water storage, electrical transmission lines, gas storage tanks, telephone lines, etc.; (2) below ground—telephone cables, water distribution lines, sewage lines, electrical lines, etc.	
Communication and transportation—telephone stations, major highways, bridges, tunnels, overpasses and interchanges, railway stations, ferry terminals, evacuation routes, etc.	MODERATE
Voluntary low- to medium-occupancy, nonresidential—motels, small commercial, professional, and industrial offices and shops, etc.	
Voluntary low- to medium-density residential—single family, townhouses, etc.	
Minor communication and transportation—local access roads, parkways, etc.	
Voluntary low-occupancy, nonresidential—warehouses, storage, etc.	LOW
Open space and recreation—parks, golf courses, agriculture, sanitary land fill, trails, etc.	
Water-oriented wharves, docks, boat harbors, etc.	

APPENDIX B
SUMMARY OF HOUSING DATA REPORT (MAY 28, 1980)

1980 Current Population:

Sebastopol	5325
Unincorporated Area	<u>1294 - 1565</u>
Total Planning Area	6394 - 6665

Age Distribution for Planning Area:

Less than 18 years	27.4
18 - 59 years	33.6
60 +	39.0

Persons Per Household:

Sebastopol	2.34 persons/household
Unincorporated	2.70 persons/household

Persons Living in Group Quarters 223 persons

Minorities 4.33% of Sebastopol's population

Years of Residency with Sebastopol Planning Area

Mean	14 Years
Median	9 years

Median Income:

Sebastopol	\$16,551
Unincorporated	\$19,666

Deteriorated and Delapidated Units:

Indicated in Housing Data Report, p. 17

Population Projections:

Sebastopol 1900:	7,000
Sebastopol 2000:	9,000

Acreage:

Sebastopol	1050 Ac.
Unincorporated	736 Ac.

Households: Current and Projected

	<u>1980</u>	<u>1985</u>
Sebastopol	2227	2389
Unincorporated	553	576

Low and Lower Income Households who are overpaying:

6.87 - 9.56% of Sebastopol Planning Area households are
Low and Lower Income who are overpaying

Elderly Living Alone:

14.5% of Planning Area Households

Households headed by Females with children:

8%

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